

# \$331,514 - 2083 Cowan Dr, New Braunfels

MLS® #1509535

## \$331,514

4 Bedroom, 3.00 Bathroom, 2,236 sqft  
Residential on 0.11 Acres

Veramendi, New Braunfels, TX

You've got to see the Polaris floor plan by Gehan Homes, a two story open layout 2230 SF home situated on a premium home site with stone fencing, private master bedroom upstairs, oversized walk in shower, large family room with pocket office, tons of natural light with upgraded flooring throughout home. The open gourmet kitchen boasts 42" wood cabinetry, large island and stainless steel appliances, exterior features covered patio, sprinkler system, full sod and landscaped yard. Estimated Completion date is May 2021

Built in 2021

## Essential Information

MLS® #	1509535
Price	\$331,514
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,236
Acres	0.11
Year Built	2021
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Texas Hill Country
Status	Pending

## Community Information



POLARIS | FIRST FLOOR PLAN



POLARIS | SECOND FLOOR PLAN



REV 10.16.19

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Address	2083 Cowan Dr
Subdivision	Veramendi
City	New Braunfels
County	Comal
State	TX
Zip Code	78132-1695

### **Amenities**

Amenities	Pool, Park/Playground, Jogging Trails, Bike Trails, BBQ/Grill
Parking	Two Car Garage, Attached
Pool	None

### **Interior**

Interior	Two Living Area, Separate Dining Room, Eat-In Kitchen, Island Kitchen, Walk-In Pantry, Study/Library, Game Room, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Room, Telephone, Walk in Closets, Attic - Partially Floored
Appliances	Washer Connection, Dryer Connection, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Stove/Range, Gas Cooking, Disposal, Dishwasher, Smoke Alarm, Gas Water Heater, In Wall Pest Control, Plumb for Water Softener, Carbon Monoxide Detector
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	2
Stories	2

### **Exterior**

Exterior	Brick, Siding
Roof	Composition
Construction	New
Foundation	Slab

### **School Information**

District	New Braunfels ISD
Elementary	Veramendi
Middle	Oak Run School
High	New Braunfel

### **Listing Details**

Listing Office

GEHAN HOMES BROKERAGE, LLC

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