



**\$364,900.00**

**2242 SUN CHASE BLVD, NEW BRAUNFELS, TX  
78130, USA**

<https://test.houston-re.com>



Gorgeous custom 1 story home! Beautiful cabinetry & built ins! Open concept w/kitchen overlooking family room! Dining area, family room & kitchen area all have wall of windows overlooking backyard! Extended patio w/ pergola! Built in bench area w/storage! Large front & back yards w/sprinkler system! Primary bedroom w/ large primary bathroom. Primary bathroom has [...]

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## **Rooms & Units Description**



**Property title:** 2242 Sun Chase New Braunfels Texas 78130

**Room Count:** 7

**Room Description:** 1 Living Area,Breakfast Room,Family Room,Kitchen/Dining Combo,Utility Room in House

**Beds Max:** 3

**Bed Room Description:** All Bedrooms Down,Primary Bed - 1st Floor,Walk-In Closet

**Master Bath Desc:** Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Secondary Bath(s): Tub/Shower Combo,Vanity Area

**Photo Count:** 50

**Original List Price:** 364900.00

**Key Map:** 1

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## Property Details

**Parcel Number:** 141366

**Lot Dimention:** 70X20

**List Type:** Exclusive Right to Sell/Lease

**Price Sq Ft List:** 219.69

**Acres Description:** 0 Up To 1/4 Acre

**Stories:** 1

**Ownership:** Full Ownership

**Lot Description:** Subdivision Lot

**Style:** Traditional

**Builder Name:** Summit Oak

**Acres:** 0.1928

**Dwelling Type:** Free Standing

**Floors:** Carpet,Concrete

**Restrictions:** Unknown, Unknown

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## Property Features



|                                                                                                                       |                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| <b>Exterior:</b> Back Yard Fenced,Covered<br>Patio/Deck,Private Driveway,Sprinkler<br>System                          | <b>Interior:</b> Drapes/Curtains/Window Cover,High<br>Ceiling                                                                |
| <b>Roof:</b> Composition                                                                                              | <b>Foundation:</b> Slab                                                                                                      |
| <b>Garage Carport:</b> Auto Garage Door Opener                                                                        | <b>Garage Desc:</b> Attached Garage                                                                                          |
| <b>No Of Garage Cap:</b> 2                                                                                            | <b>Heat System:</b> Central Electric                                                                                         |
| <b>Cool System:</b> Central Electric                                                                                  | <b>Energy:</b> Ceiling Fans,Digital Program<br>Thermostat,Insulated/Low-E windows,Insulation -<br>Batt,Radiant Attic Barrier |
| <b>Kitchen Desc:</b> Breakfast Bar,Kitchen open<br>to Family Room,Pots/Pans Drawers,Reverse<br>Osmosis,Walk-in Pantry | <b>Oven Type:</b> Electric Oven                                                                                              |
| <b>Dishwasher:</b> 1                                                                                                  | <b>Water Sewer:</b> Public Sewer,Public Water                                                                                |
| <b>Countertops:</b> Granite                                                                                           | <b>Microwave:</b> 1                                                                                                          |
| <b>Siding:</b> Brick,Cement Board                                                                                     |                                                                                                                              |

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## Fees & Taxes

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|-------------------------|-------------------------|
| <b>Tax Rate:</b> 1.9532 | <b>Tax Amount:</b> 5978 |
| <b>Tax Year:</b> 2023   |                         |

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## Basics

|                      |                                           |
|----------------------|-------------------------------------------|
| <b>Baths Full:</b> 2 | <b>Year Built Src:</b> Appraisal District |
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## Location Details



**Area:** 83

**School District:** 142 - New Braunfels

**School Elementary:** VOSS FARMS  
ELEMENTARY SCHOOL (NEW  
BRAUNFELS)

**School High:** NEW BRAUNFELS HIGH  
SCHOOL

**State:** Texas

**City:** New Braunfels

**County Or Parish:** Guadalupe

**Directions:** From I-35 go South on S Seguin Ave. Turn  
Right on W County Line Rd. Turn Left on S Walnut Ave.  
Turn Right on Jerad St. Turn Left on Sun Chase Blvd.  
Home is on the Right.

**School Middle:** NEW BRAUNFELS MIDDLE SCHOOL

**Subdivision:** Townview East

**Zip:** 78130

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## Miscellaneous

**Annual Maint Desc:** No

**Connections:** Electric Dryer  
Connections,Washer Connections

**Disposal:** 1

**Exemptions:** Homestead,,,,,,,,,

**Range Type:** Electric Range

**DOM:** 8

**Realist Block:** Unknown

**Disclosures:** Exclusions,Sellers Disclosure

**Exclusions:** See Exclusion List

**Finance Available:** Cash Sale,Conventional,FHA,VA

**Legal:** TOWNVIEW EAST UNIT #3B BLOCK 9 LOT 9

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## Courtesy of

**List Office Name:** Compass RE Texas, LLC

