



\$499,900.00

2272 GRAN CIELO TRL, NEW BRAUNFELS, TX 78132, USA

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



PRICED TO SELL IMMEDIATELY! Located in highly desired Veramendi! This 1 year old, LIKE NEW 4 Bedroom, 3 FULL bath is ideally located Close to NB High School, and has an Elementary & Charter School in the Neighborhood! Originally a Builder Spec home, this 2216 SqFt beauty has over \$60K in Upgrades to offer including [...]

Rooms & Units Description

Property title: 2272 Gran Cielo New Braunfels Texas 78132

Photo Count: 45

Original List Price: 539900.00

Room Count: 7

HOA Mandatory: 1

Key Map: 1





Property Details

Parcel Number: 420062	Lot Description: Subdivision Lot
Style: Traditional	List Type: Exclusive Right to Sell/Lease
Price Sq Ft List: 225.59	Acres: 0.14
Acres Description: 0 Up To 1/4 Acre	Dwelling Type: Free Standing
Stories: 1	Restrictions: Deed Restrictions, Deed Restrictions



Property Features

Roof: Composition	Foundation: Slab
Garage Desc: Attached Garage	No Of Garage Cap: 2
Heat System: Central Electric	Cool System: Central Electric
Water Sewer: Public Sewer,Water District	Siding: Brick



Fees & Taxes

Tax Rate: 2.4136	Tax Amount: 10395
Tax Year: 2022	



Basics

Baths Full: 3	Year Built Src: Appraisal District
Price Change Timestamp: 2023-04-03T07:51:33.080	



Location Details



Area: 83

School District: 142 - New Braunfels

School Elementary: VERAMENDI
ELEMENTARY SCHOOL

School High: NEW BRAUNFELS HIGH
SCHOOL

State: Texas

City: New Braunfels

County Or Parish: Comal

Directions: From HWY 46 Turn onto Borchers Blvd
Turn left onto Oak Run Pkwy Turn left onto Caddie St
Turn right onto Gran Cielo Trl

School Middle: OAKRUN MIDDLE SCHOOL

Subdivision: Veramendi Precinct 13 Un 2

Zip: 78132

Miscellaneous

Annual Maint Desc: Mandatory

Disclosures: No Disclosures

Legal: VERAMENDI PRECINCT 13-2, BLOCK
22, LOT 15

Realist Block: Deed Restrictions

Finance Available: Cash
Sale,Conventional,FHA,VA

DOM: 302

Courtesy of

List Office Name: RE/MAX Go

