



FORWARD
REAL ESTATE

2221 Sungate Drive New Braunfels, TX 78130

Features & Upgrades

INTERIOR HIGHLIGHT BULLETS:

- 4 bedrooms | 2 full baths | 2,056 sq ft | 1-story layout
- Solid oak hardwood, tile, and carpet flooring
- Dining room with tray ceiling and elegant arches
- Rounded corners and decorative nooks throughout
- Granite kitchen with low island breakfast bar and prep island
- Pendant and recessed lighting with dimmers
- Built-in desk area and abundant cabinet storage
- Stainless steel appliances and tile backsplash
- Split-plan primary suite with tray ceiling and large walk-in closet
- French-door entry to primary bath with dual sinks, soaking tub, and walk-in shower
- Fans in every bedroom | Walk-in closets in all rooms
- Faux wood blinds and in-door blinds for patio access

EXTERIOR HIGHLIGHT BULLETS:

- Four-sides masonry brick exterior
- Covered **front and back patios** with stained concrete
- **Private backyard views** framed by **mature trees**
- Recently stained privacy fence
- Three-car garage with epoxy flooring
- Sprinkler system | Water softener | Gutters
- Wired for alarm system
- Spacious **.20-acre lot** with curb appeal and outdoor tranquility