

# \$390,000 - 1430 S State Highway 46, New Braunfels

MLS® #442925

## \$390,000

3 Bedroom, 2.00 Bathroom, 1,613 sqft  
Residential on 0.44 Acres

N/A, New Braunfels, Texas

Rare find in the city, lovely 1-story home on .44acre lot. Incredible New Braunfels location only two miles east of IH-35, convenient to Schlitterbahn, Gruene, Guadalupe River, Lake McQueeney, Bandit Golf Club, & more! And, for great home cooking, the locals favorite Clear Springs Cafe is just a qtr mile away! Inviting open floor plan features flexible living/dining with cozy brick fireplace plus, nice den/flex area perfect "work from home"spot. Enjoy spacious kitchen & cooking on gas range including plenty of counter space & cabs. Buyers will love to enjoy the oversized 20x18 game room ready to accommodate guests & family alike. Outdoor entertaining & lg gatherings a breeze w/awesome 24x12 cov'd patio which overlooks the huge yard & sparkling 15x30 in-ground pool. Best of all, the completely fenced backyard has rear entry gate for access to secondary road. No HOA here, so bring your RV's, boat, jet ski's & other toys! See this home today & start living your best life in Central Texas!

Built in 1978

## Essential Information

MLS® #	442925
Price	\$390,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,613
Acres	0.44
Year Built	1978
Type	Residential
Sub-Type	Single Family
Style	None
Status	Active

### **Community Information**

Address	1430 S State Highway 46
Subdivision	N/A
City	New Braunfels
County	Guadalupe
State	Texas
Zip Code	78130

### **Amenities**

Utilities	Cable Available, Electricity Available, Phone Available, Propane
Features	None
Parking	Converted Garage, Driveway Level, Unpaved
View	None

### **Interior**

Interior	Ceramic Tile, Vinyl
Interior Features	Living/Dining Room, Ceiling Fan(s), Entrance Foyer, Game Room, Open Floorplan, Separate Shower
Appliances	Range, Gas Range, Gas Water Heater, Some Gas Appliances, Water Heater
Heating	Central, Propane
Cooling	Central Air, 1 Unit, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Covered Patio, Porch, Propane Tank - Owned, Storage
Roof	Composition, Shingle

Construction	Brick, Fiberglass Siding, Masonry
Foundation	Slab

### **School Information**

District	Comal ISD
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### **Additional Information**

Date Listed	June 20th, 2021
HOA Fees	0.00

### **Listing Details**

Listing Office	Realty Executives Access
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