

# \$220,000 - 3311 Falcon Grove, New Braunfels

MLS® #448138

## \$220,000

3 Bedroom, 2.00 Bathroom, 1,644 sqft  
Residential on 0.16 Acres

Quail Valley 4a, New Braunfels, Texas

Single story home located in a well established neighborhood. Three bedroom home with brand new HVAC and roof. Master bedroom split floor design. Kitchen features breakfast bar overlooking the formal dining/living room and an island for extra cooking space.

Built in 2005

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | 448138        |
| Price          | \$220,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,644         |
| Acres          | 0.16          |
| Year Built     | 2005          |
| Type           | Residential   |
| Sub-Type       | Single Family |
| Style          | Traditional   |
| Status         | Pending       |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3311 Falcon Grove |
| Subdivision | Quail Valley 4a   |
| City        | New Braunfels     |
| County      | Comal             |
| State       | Texas             |
| Zip Code    | 78130             |



## Amenities

|              |  |
|--------------|--|
| Utilities    | Cable Available, Electricity Available |
| Features     | None, Sidewalks                        |
| # of Garages | 2                                      |
| View         | None                                   |

## Interior

|                   |  |
|-------------------|--|
| Interior          | Vinyl  |
| Interior Features | Ceiling Fan(s), Separate Shower, Eat-in Kitchen, Living/Dining Room, Pantry      |
| Appliances        | Dishwasher, Microwave, Range, Disposal, Electric Range, Some Electric Appliances |
| Heating           | Central, Electric  |
| Cooling           | 1 Unit   |
| Fireplaces        | None   |
| # of Stories      | 1  |
| Stories           | One  |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Porch                |
| Roof              | Composition, Shingle |
| Construction      | Masonry              |
| Foundation        | Slab                 |

## School Information

|            |                           |
|------------|---------------------------|
| District   | Comal ISD                 |
| Elementary | Oak Creek Elementary      |
| Middle     | Church Hill Middle School |
| High       | Canyon High School        |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2021 |
| Days on Market | 11               |
| HOA Fees       | 75.00            |
| HOA Fees Freq. | Quarterly        |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Limestone Country Properties - |
|----------------|--------------------------------|

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