

# \$420,000 - 617 Arroyo Loma, New Braunfels

MLS® #448139

## \$420,000

3 Bedroom, 3.00 Bathroom, 2,003 sqft  
Residential on 0.16 Acres

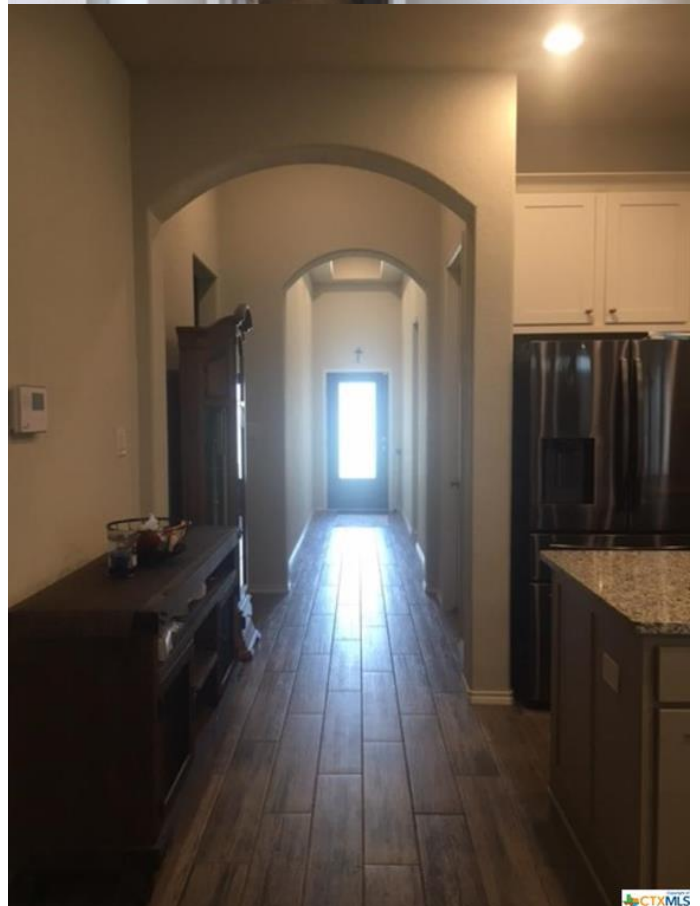
Arroyo Verde Un 1 Sub, New Braunfels, Texas

Almost New 1 1/2 year old Perry Home. This home built new would be around \$458,000. Upgrades added to this home was the tandem garage - 3 car total, corner lot, 6x6 walk in shower with bench, wall of windows, upgraded wood look tile. 3 Bedrooms and 3 full baths. Guest bathroom has own bath. The feeling of spaciousness with the 12 ft. high ceilings & 24 ft. long entry 10 foot ceilings in kitchen and living. The only carpet is in the bedrooms. Enjoy cooking with the gas range, 48 inch cabinets, center island, microwave. The owner has also added landscaping in the back and several more ceiling fans. Walking distance to elementary school. Neighborhood is located close to Creekside Shopping... restaurants, shopping, theater, hospital, and grocery shopping. About 1 mile to IH 35 for people commuting to Austin or San Antonio. The community pool is being built now and should be ready next year. This home is close to the new community pool opening soon.

Built in 2019

## Essential Information

MLS® #	448139
Price	\$420,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,003



Acres	0.16
Year Built	2019
Type	Residential
Sub-Type	Single Family
Style	Ranch
Status	Active

### **Community Information**

Address	617 Arroyo Loma
Subdivision	Arroyo Verde Un 1 Sub
City	New Braunfels
County	Comal
State	Texas
Zip Code	78130

### **Amenities**

Utilities	High Speed Internet Available, Electricity Available, Natural Gas Available
Features	Park, Community Pool, Curbs, Sidewalks, Playground, Street Lights
Parking	Attached, Garage, Door-Multi, Garage Faces Front, Tandem
# of Garages	3
Garages	Garage Door Opener
View	None

### **Interior**

Interior	Carpet, Ceramic Tile
Interior Features	Ceiling Fan(s), Carbon Monoxide Detector, Double Vanity, Pantry, Pull Down Attic Stairs, Separate Shower, Living/Dining Room, Open Floorplan, Tub Shower, Window Treatments
Appliances	Dishwasher, Disposal, Gas Range, Tankless Water Heater, Some Gas Appliances, Microwave, Electric Water Heater, Oven, Plumbed For Ice Maker, Range, Range Hood, Water Softener Rented
Heating	Central, Electric
Cooling	Central Air, 1 Unit, Electric
Fireplaces	None
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Covered Patio, Rain Gutters, Porch
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Lot Description	54x125
Windows	Double Pane Windows, Window Treatments
Roof	Composition, Shingle
Construction	Brick, Masonry, Stone Veneer, Fiber Cement, Radiant Barrier
Foundation	Slab

### **School Information**

District	Comal ISD
Elementary	Oak Creek Elementary
Middle	Canyon Middle School
High	Canyon High School

### **Additional Information**

Date Listed	August 8th, 2021
Days on Market	27
HOA Fees	338.00
HOA Fees Freq.	Annually

### **Listing Details**

Listing Office	Keller Williams Heritage
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