

\$476,900 - 1307 Gruene Glen Street, New Braunfels

MLS® #448168

\$476,900

3 Bedroom, 3.00 Bathroom, 2,430 sqft
Residential on 0.19 Acres

Gruenefield Un 2, New Braunfels, Texas

UPGRADES UPGRADES UPGRADES! This Gorgeous Gehan 3 bedroom 2 1/2 bath Tulane model located on a premium lot, boasts tons of builder and seller upgrades. With an open floor plan, entertainer's kitchen with granite counter tops, gas cooktop, study/office, vaulted ceilings, HUGE walk-in closet in the master bath, gorgeous tile and wood floors throughout, Aquasana whole house water filter/ softener. The backyard is a must see with a large, covered patio, and a brick walkway to an additional stone patio, your own herb garden and stone garden beds. Hill country living at its finest! Gruenefield community is located just minutes from Gruene and shopping, dining, and entertainment. Easy access to I-35 and Hwy 46. Please see the attached list of full upgrades! You don't want to let this one pass you by!

Built in 2021

Essential Information

MLS® #	448168
Price	\$476,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,430
Acres	0.19



Year Built	2021
Type	Residential
Sub-Type	Single Family
Style	Hill Country
Status	Active

Community Information

Address	1307 Gruene Glen Street
Subdivision	Gruenefield Un 2
City	New Braunfels
County	Comal
State	Texas
Zip Code	78132

Amenities

Utilities	Cable Available, Electricity Available, High Speed Internet Available, Phone Available, Underground Utilities, Natural Gas Available
Features	None, Sidewalks
# of Garages	2
View	None

Interior

Interior	Tile, Wood
Interior Features	Ceiling Fan(s), Carbon Monoxide Detector, Crown Molding, Double Vanity, Garden Tub/Roman Tub, Open Floorplan, Pantry, Split Bedrooms, Separate Shower, Kitchen Island, Eat-in Kitchen, Jetted Tub, Living/Dining Room, Window Treatments
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Built-In Oven, Cooktop, Gas Cooktop, Gas Water Heater, Tankless Water Heater, Vented Exhaust Fan, Water Softener Owned
Heating	Central, Natural Gas
Cooling	Central Air, Electric, 1 Unit
Fireplaces	None
# of Stories	1
Stories	One

Exterior

Exterior Features	Covered Patio, Private Yard, Rain Gutters
Windows	Window Treatments
Roof	Composition, Shingle

Construction	Brick, Brick Veneer, Masonry, Stone Veneer
Foundation	Slab

School Information

District	Comal ISD
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Additional Information

Date Listed	August 7th, 2021
Days on Market	31
HOA Fees	32.00
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Vista Realty
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