

# \$657,500 - 1222 Gruene Estates, New Braunfels

MLS® #448691

## \$657,500

4 Bedroom, 4.00 Bathroom, 2,213 sqft  
Residential on 0.24 Acres

Vineyard Gruene II, New Braunfels, Texas

Destination living! Gated community with pool only 400 yards from Historic Gruene district full of Texas renowned restaurants, shopping and the famous Gruene Hall. This is a custom-built home with a master suite and a guest ensuite with separate entrance downstairs, and 2 large bedrooms, bathroom and den/bonus living space upstairs. Enjoy the indoor/outdoor double-sided stone fireplace in your living room or on your large, covered back patio while entertaining or relaxing on quiet evenings. This oversized, cul-de-sac lot can easily accommodate a pool to add to your private outdoor living space. Add in a Texas-truck-sized 2 1/2 car garage where you have plenty of room to park your "Gruene Commuter Golf Cart", and you're not only enjoying your new home, you're enjoying your new lifestyle!

Built in 2018

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 448691    |
| Price          | \$657,500 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,213     |
| Acres          | 0.24      |



|            |               |
|------------|---------------|
| Year Built | 2018          |
| Type       | Residential   |
| Sub-Type   | Single Family |
| Style      | Ranch         |
| Status     | Active        |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 1222 Gruene Estates |
| Subdivision | Vineyard Gruene II  |
| City        | New Braunfels       |
| County      | Comal               |
| State       | Texas               |
| Zip Code    | 78130               |

### **Amenities**

|              |  |
|--------------|--|
| Features     | Gated  |
| Parking      | Door-Single, Garage, Garage Faces Front, Oversized |
| # of Garages | 2  |
| View         | None   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior          | Carpet, Ceramic Tile   |
| Interior Features | Ceiling Fan(s), Kitchen Island, Breakfast Area, Game Room, Garden Tub/Roman Tub, Open Floorplan, Separate Shower, Split Bedrooms |
| Appliances        | Dishwasher, Disposal, Gas Water Heater, Plumbed For Ice Maker, Some Gas Appliances, Built-In Oven, Microwave, Gas Range          |
| Heating           | Electric   |
| Cooling           | Central Air, Electric, 1 Unit  |
| Fireplace         | Yes  |
| Fireplaces        | Family Room, Outside   |
| # of Stories      | 2  |
| Stories           | Two  |

### **Exterior**

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Covered Patio                 |
| Construction      | Masonry, Stone Veneer, Stucco |
| Foundation        | Slab                          |

### **School Information**

District Comal ISD

### **Additional Information**

Date Listed August 12th, 2021

Days on Market 22

HOA Fees 750.00

HOA Fees Freq. Annually

### **Listing Details**

Listing Office Watters International Realty

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