

# \$273,900 - 249 Primrose Way, New Braunfels

MLS® #449312

## \$273,900

3 Bedroom, 3.00 Bathroom, 1,499 sqft  
Residential on 0.13 Acres

Magnolia Spgs 3, New Braunfels, Texas

Very Well kept 3/2/2 family home is vacant and truly move in ready. Open kitchen / living area, beautiful cabinets, and stainless steel appliances. High ceilings throughout the home, with crown molding in the living, kitchen, dining, and foyer areas. Master bedroom and bath feature a large walk in closet, double vanity sinks, separate shower, and separate tub. Subdivision has quick and easy access to I35, and located in the Comal ISD. Very nice covered deck / patio in the back yard, with privacy fence all around. Home is equipped with Honeywell security system. Garage is 20 x 20, has a charging circuit setup for a Tesla, and could be converted to support other types of electric vehicle systems.

Built in 2013

## Essential Information

MLS® #	449312
Price	\$273,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,499
Acres	0.13
Year Built	2013
Type	Residential
Sub-Type	Single Family



Style	Contemporary/Modern, Traditional
Status	Pending

### **Community Information**

Address	249 Primrose Way
Subdivision	Magnolia Spgs 3
City	New Braunfels
County	Comal
State	Texas
Zip Code	78132

### **Amenities**

Utilities	Cable Available, Electricity Available, High Speed Internet Available
Features	Curbs, Other, See Remarks
# of Garages	2
View	None

### **Interior**

Interior	Carpet, Tile
Interior Features	Ceiling Fan(s), Garden Tub/Roman Tub, Pantry, Pull Down Attic Stairs, Separate Shower, Eat-in Kitchen, Entrance Foyer, Recessed Lighting, Window Treatments
Appliances	Dishwasher, Electric Range, Microwave, Disposal
Heating	Central, Electric
Cooling	Central Air, Electric, 1 Unit
Fireplaces	None
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Deck, Porch, Covered Patio
Windows	Window Treatments
Roof	Composition, Shingle
Construction	Masonry
Foundation	Slab

### **School Information**

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

Date Listed	August 20th, 2021
Days on Market	14
HOA Fees	325.00
HOA Fees Freq.	Annually

### **Listing Details**

Listing Office	Home Team of America, LLC
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