

\$485,000 - 253 Sigel Avenue, New Braunfels

MLS® #451089

\$485,000

3 Bedroom, 3.00 Bathroom, 2,186 sqft
Residential on 0.20 Acres

Manor Creek 4, New Braunfels, Texas

Exquisite Hill County Home Located in the Charming Small Community With a Private County Setting, The Villas of Manor Creek. Large Meticulously Landscaped Lot Backs Up to the Greenbelt with Stunning Sunset & Hill County Wildlife Views (Deer). This Gorgeous Open Floor Plan Home Offers 3 Beds, 2,5 Baths, 3 Car Oversized Garage (Tandem) & a Fabulous Study. Upgrades Inc. High Ceilings, Smart Security Sys, Upgraded Lighting T/O, Sprinkler Sys, Tankless Hot Water Sys, 2 Lrg Covered Patios (Front & Back) & Gas FP. Chef's Delight Kitchen Offers Quartz Counters, Huge Center Island, Undermount Sink, SS Appliances, Gas Cook Top, Breakfast Bar, Built-In Microwave & Oven, 5x12 Walk-In Pantry. Enter the Cool Laundry Room Situated Btwn Kitchen & Owner Oversized Owner's Walk-n Closet. Olympic Size Swimming Pool is Available Through HOA. Minutes From Downtown NB with a Plethora of Excellent Restaurants, Water Fun, Shopping, T BAR M & John Newcombe Tennis Ranches, Water Fun & Shopping.

Built in 2018

Essential Information

MLS® #	451089
Price	\$485,000
Bedrooms	3
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	2,186
Acres	0.20
Year Built	2018
Type	Residential
Sub-Type	Single Family
Style	Hill Country
Status	Active

Community Information

Address	253 Sigel Avenue
Subdivision	Manor Creek 4
City	New Braunfels
County	Comal
State	Texas
Zip Code	78132

Amenities

Utilities	Electricity Available, High Speed Internet Available, Natural Gas Available
Features	Street Lights, Sidewalks, Community Pool
Parking	Attached, Garage, Oversized, Tandem
# of Garages	3
Garages	Garage Door Opener
View	Park/Greenbelt, Trees/Woods

Interior

Interior	Carpet, Ceramic Tile, Hardwood
Interior Features	Ceiling Fan(s), Double Vanity, Garden Tub/Roman Tub, Open Floorplan, Pantry, Pull Down Attic Stairs, Recessed Lighting, Separate Shower, Attic, Book Cases, Entrance Foyer, Home Office, Split Bedrooms
Appliances	Dishwasher, Disposal, Plumbed For Ice Maker, Microwave, Built-In Oven, Cooktop, Gas Cooktop, Gas Water Heater, Some Gas Appliances
Heating	Heat Pump, Natural Gas
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log, Gas Starter, Great Room, Living Room, Raised Hearth, Stone
# of Stories	1

Stories	One
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Exterior

Exterior Features	Deck, Rain Gutters, Balcony, Porch, Storage
Windows	Double Pane Windows
Roof	Composition, Shingle
Construction	Brick, Masonry, Stone Veneer
Foundation	Slab

School Information

District	New Braunfels ISD
Elementary	Veramendi Elementary School
Middle	Oak Run Middle School
High	New Braunfels High School

Additional Information

Date Listed	September 9th, 2021
Days on Market	1
HOA Fees	0.00

Listing Details

Listing Office	Keller Williams Heritage
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