

# \$436,900 - 716 Arroyo Dorado, New Braunfels

MLS® #460431

**\$436,900**

3 Bedroom, 2.00 Bathroom, 1,950 sqft  
Residential on 0.13 Acres

ARROYO VERDE, New Braunfels, Texas

**PERRY HOMES NEW CONSTRUCTION!**

Home office with French doors set at entry with 11-foot ceiling. Open kitchen offers center island and corner walk-in pantry. Dining area is adjacent to open family room with wall of windows. Spacious primary suite. Dual vanities, garden tub, separate glass-enclosed shower and large walk-in closet in primary bath. Secondary bedrooms include walk-in closets. Covered backyard patio. Sprinkler system. Mud room off two-car garage.

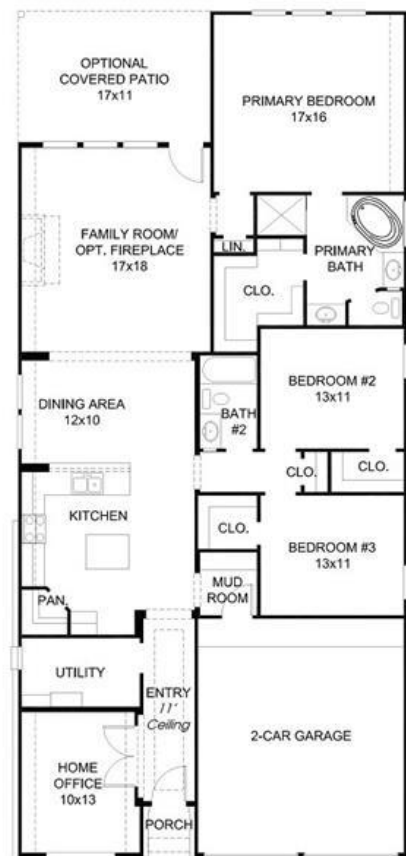
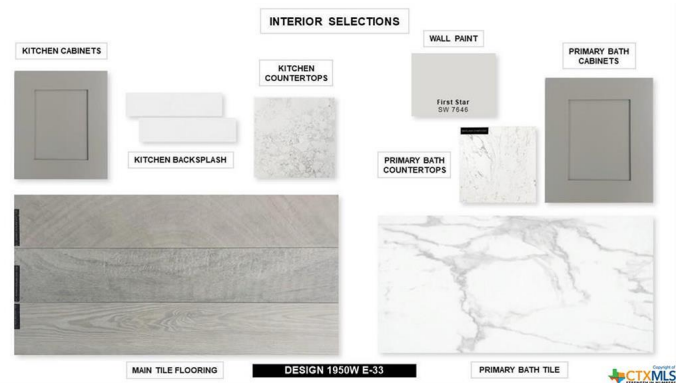
Built in 2022

## Essential Information

MLS® #	460431
Price	\$436,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,950
Acres	0.13
Year Built	2022
Type	Residential
Sub-Type	Single Family
Style	Traditional
Status	Pending

## Community Information

Address	716 Arroyo Dorado
Subdivision	ARROYO VERDE



City	New Braunfels
County	Comal
State	Texas
Zip Code	78130

### **Amenities**

Utilities	Cable Available, High Speed Internet Available
Features	Playground, Park, Curbs
Parking	Attached, Garage
# of Garages	2
View	None

### **Interior**

Interior	Carpet, Ceramic Tile
Interior Features	Ceiling Fan(s), Carbon Monoxide Detector, Garden Tub/Roman Tub, Home Office, Living/Dining Room, Pull Down Attic Stairs, Separate Shower, Breakfast Area, Kitchen Island, Pantry
Appliances	Dishwasher, Electric Water Heater, Disposal, Tankless Water Heater, Some Electric Appliances, Cooktop, Microwave
Heating	Central, Electric
Cooling	Central Air, 1 Unit
Fireplaces	None
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Covered Patio, Rain Gutters
Windows	Double Pane Windows
Roof	Composition, Shingle
Construction	Brick, Stone Veneer
Foundation	Slab

### **School Information**

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

### **Additional Information**

Date Listed	January 6th, 2022
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Days on Market	25
HOA Fees	475.00
HOA Fees Freq.	Annually

### **Listing Details**

Listing Office          Perry Development Mgt.

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