

# \$559,900 - 715 Arroyo Dorado, New Braunfels

MLS® #460449

## \$559,900

4 Bedroom, 3.00 Bathroom, 2,594 sqft  
Residential on 0.12 Acres

ARROYO VERDE, New Braunfels, Texas

### PERRY HOMES NEW CONSTRUCTION!

Home office with French doors set at two-story entry. Dining area opens to kitchen and adjacent two-story family room. Kitchen features walk-in pantry and generous island with built-in seating space. Family room features wall of windows. First-floor primary suite includes primary bath with dual vanity, garden tub, separate glass-enclosed shower and two walk-in closets. An additional bedroom is downstairs. A game room and two secondary bedrooms are upstairs. Covered backyard patio. Sprinkler system. Mud room off two-car garage.

Built in 2022

### Essential Information

MLS® #	460449
Price	\$559,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,594
Acres	0.12
Year Built	2022
Type	Residential
Sub-Type	Single Family
Style	Traditional
Status	Active

### Community Information



Address	715 Arroyo Dorado
Subdivision	ARROYO VERDE
City	New Braunfels
County	Comal
State	Texas
Zip Code	78130

### **Amenities**

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

### **Interior**

Interior	Carpet, Ceramic Tile
Interior Features	Breakfast Area, Carbon Monoxide Detector, Ceiling Fan(s), Game Room, Garden Tub/Roman Tub, Home Office, Kitchen Island, Living/Dining Room, Pantry, Pull Down Attic Stairs, Separate Shower
Appliances	Cooktop, Dishwasher, Disposal, Electric Water Heater, Microwave, Some Electric Appliances, Tankless Water Heater
Heating	Central, Electric
Cooling	Central Air, 1 Unit
Fireplaces	None
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Covered Patio, Rain Gutters
Lot Description	45x120
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

Days on Market 118

HOA Fees 475.00

HOA Fees Freq. Annually

### **Listing Details**

Listing Office Perry Development Mgt.

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