

# \$495,000 - 1624 Dirndl, New Braunfels

MLS® #548122

## \$495,000

3 Bedroom, 4.00 Bathroom, 3,143 sqft  
Residential on 0.24 Acres

Meyer Ranch Un 9, New Braunfels, Texas

**\*\*SELLER FINANCE THRU WRAP-AROUND MORTGAGE. LOAN BALANCE \$416,000.00, 5.625% INTEREST RATE, TOTAL PAYMENT \$3625.00\*\***

WELCOME TO YOUR LUXURIOUS CAPTIVATING HILL COUNTRY RETREAT IN MEYERS RANCH. THIS METICULOUSLY MAINTAINED 3 BEDROOM 3.5 BATH & OFFICE HOME IS THE PERFECT BLEND OF LUXURY AND TRANQUILITY. UPON ENTERING, YOU'RE GREETED BY AN INVITING OPEN CONCEPT LAYOUT THAT SEAMLESSLY CONNECTS THE STUDY, LIVING, DINING, AND KITCHEN AREAS. THE GOURMET KITCHEN OFFERS STAINLESS STEEL APPLIANCES INCLUDING GAS RANGE, DISHWASHER, MICROWAVE, STAINLESS VENT-A-HOOD AND LOTS OF CABINET SPACE, PLUS A LARGE WALK IN PANTRY, MAKING IT A CHEF'S DREAM! BIG CURVED ISLAND/BREAKFAST BAR WITH SINK FACES HUGE LIVING ROOM THAT OPENS TO KITCHEN AND DINING ROOM AND IS GREAT FOR ENTERTAINING EVEN THE BIGGEST CROWDS. LARGE PRIMARY BEDROOM FEATURES A LUXURY BATH WITH DOUBLE VANITY, LARGE OVAL TUB, SEPARATE SHOWER AND BIG WALK-IN CLOSET. TWO OTHER BIG BEDROOMS WITH LOTS OF STORAGE, SPLIT FROM PRIMARY FOR EXTRA PRIVACY. IN ADDITION, THERE IS AN OFFICE THAT COULD FUNCTION AS A BEDROOM IF



NEEDED BUT NO CLOSET. OUTSIDE IS JUST A GREAT WITH A HUGE COVERED PATIO WITH FANS THAT WAS BUILT AS PART OF THE HOME AND NOT AN ADD ON. ALSO, WHOLE YARD SPRINKLER AND WATER SOFTNER PLUS A 3 CAR TANDEM GARAGE (FRONT GARAGE CURRENTLY IS A 1 CAR WORKSHOP. ATTIC IS PROBABLY 10 FEET OR TALLER AND PARTIALLY DECKED. ROOM TO STORE LOTS AND LOTS OF THINGS OR MAYBE EVEN CONVERT TO A ROOM AT SOME POINT. YOUR VIEW IS NOT THE BACK OF ANOTHER HOME BUT AN AREA THAT IS PART GREENBELT, PART PARK, AND LITTLE STREET BUT A GREAT VIEW WITH NO NEIGHBORS TO EVER BLOCK YOUR VIEW. ONLY 1 TO 2 MINUTE WALK TO THE COMMUNITY POOL, PLAYGROUND, WALKING TRAILS AND EVEN A LITTLE GOLF PUTTING AREA. EVEN THOUGH THIS IS A NEW BRAUNFELS ADDRESS YOU ARE IN THE MIDDLE OF EVERYTHING, MINUTES TO NEW BRAUNFELS, GARDEN RIDGE, BULVERDE. 25 MINUTES TO SAN ANTONIO, SHORT DRIVE TO RANDOLPH, FORT SAM & BAMC, 35 MINUTES TO SAN MARCOS OUTLET & FAST DRIVE TO AUSTIN.

Built in 2022

### **Essential Information**

MLS® #	548122
Price	\$495,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,143
Acres	0.24
Year Built	2022

Type	Residential
Sub-Type	Single Family
Style	Traditional
Status	Active

### **Community Information**

Address	1624 Dirndl
Subdivision	Meyer Ranch Un 9
City	New Braunfels
County	Comal
State	Texas
Zip Code	78132

### **Amenities**

Utilities	Cable Available, Electricity Available, Natural Gas Available, High Speed Internet Available, Phone Available, Trash Collection Public
Features	Clubhouse, Playground, Park, Trails/Paths, Community Pool
# of Garages	3
View	None

### **Interior**

Interior	Carpet, Ceramic Tile, Vinyl
Appliances	Disposal, Gas Range, Oven, Range Hood, Some Gas Appliances, Built-In Oven, Microwave, Range
Heating	Central, Electric
Cooling	Central Air, Electric, OneUnit
Fireplaces	None
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Porch
Roof	Composition, Shingle
Construction	Brick, Masonry, Stone Veneer, Stucco
Foundation	Slab

### **School Information**

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

Date Listed	June 19th, 2024
Days on Market	181
HOA Fees	150
HOA Fees Freq.	Monthly

### **Listing Details**

Listing Office            San Antonio Elite Realty

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