

\$380,000 - 954 Blue Violet, New Braunfels

MLS® #557344

\$380,000

3 Bedroom, 2.00 Bathroom, 2,181 sqft
Residential on 0.14 Acres

Heatherfield Un 4, New Braunfels, Texas

Welcome to your new home, located in the highly sought-after Overlook at Creekside community in the heart of New Braunfels. This fabulous single-story home offers easy access to both San Antonio and Austin. Nestled in the scenic Texas Hill Country, this home is just minutes from Interstate 35, placing you close to prime shopping, dining, and entertainment options.

The home features 3 spacious bedrooms, a secluded primary suite for ultimate relaxation, 2 bathrooms, and a dedicated office/study ideal for working from home. The open-concept layout includes a grand living area that flows into a gourmet kitchen, equipped with an oversized island, stainless steel Whirlpool appliances, 42-inch maple cabinets, a walk-in pantry, and a striking glossy white backsplash. The kitchen's thoughtful design ensures the chef is always part of the fun during gatherings.

Step through the 8-foot modern rain glass front door and be greeted by a foyer leading an open floor plan. Additional features include window treatments throughout, reverse osmosis, and a water softener system for added comfort.

Overlook at Creekside offers an exceptional lifestyle, complete with an on-site recreation center, a beach-entry pool, and scenic views across 88 acres. Zoned to highly-rated Comal



ISD schools (Freiheit Elementary, Canyon Middle, and Canyon High), and close to landmarks like Gruene Hall, Schlitterbahn Waterpark, and the Guadalupe and Comal Rivers, this community truly has it all.

Don't miss the opportunity to make this energy-efficient, thoughtfully designed home yours. Stop by today and start making memories!

Built in 2022

Essential Information

MLS® #	557344
Price	\$380,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,181
Acres	0.14
Year Built	2022
Type	Residential
Sub-Type	Single Family
Style	Traditional
Status	Active

Community Information

Address	954 Blue Violet
Subdivision	Heatherfield Un 4
City	New Braunfels
County	Comal
State	Texas
Zip Code	78130

Amenities

Utilities	Electricity Available
Features	None, Sidewalks, Community Pool
Parking	Attached, Garage

of Garages 2

Interior

Interior Carpet, Tile, Wood

Appliances Dishwasher, Oven, Some Electric Appliances, Built-In Oven, Cooktop, Disposal, Electric Cooktop, Electric Water Heater, Microwave, Water Softener Owned

Heating Electric

Cooling Electric, OneUnit

Fireplaces None

of Stories 1

Stories One

Exterior

Exterior Features Covered Patio

Roof Composition, Shingle

Construction Brick, Masonry

Foundation Slab

School Information

District Comal ISD

Additional Information

Date Listed September 20th, 2024

Days on Market 168

HOA Fees 600

HOA Fees Freq. Annually

Listing Details

Listing Office Core 35 Realty

The information being provided by the Central Texas MLS is exclusively for consumers' personal, non-commercial use, and it may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. The data is deemed reliable but is not guaranteed accurate by the MLS.