

# \$477,000 - 313 N Kowald Ln, New Braunfels

MLS® #1534660

## \$477,000

4 Bedroom, 3.00 Bathroom, 2,821 sqft  
Residential on 0.28 Acres

HEATHER GLEN PHASE 1, New Braunfels, TX

GREAT LOCATION!! Minutes to Gruene, Creekside for shopping, and schools. Come home to this beautiful Rock, 4 bedroom 3 bath home with plenty of room for entertaining, family, and friends. Inviting granite countertops, sit at island in kitchen. Enjoy entertaining and grilling from cvd patio and newly added wood deck extending to large backyard, privacy fenced. Permit received to cover deck. Sprinkler systems in front and back along with accent lighting. Convenient Office/Study downstairs along with spacious master suite with large walk-in closet and double sinks, separate shower and tub. Additional 2 bedrooms and bath downstairs. Upstairs, large bonus/game room with large bedroom suite with private bath. Fun neighborhood HOA pool/park. Look no further, this will go fast!! Verify taxes, schools, measurements, sf, hoa.

Built in 2019

## Essential Information

MLS® #	1534660
Price	\$477,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,821
Acres	0.28
Year Built	2019



Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Active

### Community Information

Address	313 N Kowald Ln
Subdivision	HEATHER GLEN PHASE 1
City	New Braunfels
County	Comal
State	TX
Zip Code	78130

### Amenities

Amenities	Pool, Park/Playground
Parking	Two Car Garage
Pool	None

### Interior

Interior	Liv/Din Combo, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Walk-In Pantry, Study/Library, Game Room, High Ceilings, High Speed Internet, Laundry Main Level, Laundry Room, Walk in Closets
Appliances	Ceiling Fans, Chandelier, Microwave Oven, Stove/Range, Gas Cooking, Dishwasher, Gas Water Heater, Pre-Wired for Security, Water Softener (owned)
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	2
Stories	2

### Exterior

Exterior	Stone/Rock, Siding, 3 Sides Masonry
Exterior Features	Deck/Balcony, Privacy Fence, Sprinkler System, Double Pane Windows, Has Gutters, Special Yard Lighting
Lot Description	Level
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

## School Information

District	Comal ISD
Middle	Church Hill
High	Canyon

## Listing Details

Listing Office	Texas Hill Country Realty Co.
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