

# \$459,895 - 3164 Morlanga St, New Braunfels

MLS® #1550828

## \$459,895

4 Bedroom, 3.00 Bathroom, 2,573 sqft  
Residential on 0.14 Acres

HIGHLAND GROVE, New Braunfels, TX

WINDOWS, WINDOWS, WINDOWS!

Two-story open concept home w/two-story family room ceiling, peninsula island overlooking family room, and first floor study. Master retreat boasts walk-in shower, separate vanities, and large walk-in closet with access to utility room. One additional bed/bath down, plus two bedrooms, full bathroom, and game room upstairs. Chesmar quality with Zip system and Cellulose insulation and three sides masonry, brick and stone. Home is located in the quiet Highland Grove community in New Braunfels, Texas. Community offers a pool and park with easy access to I-35 Interstate. \*\*HOME IS UNDER CONSTRUCTION. ESTIMATED JAN 2022 COMPLETION \*\*PHOTOS OF SAME PLAN, NOT ACTUAL HOME\*\*

Built in 2021

## Essential Information

MLS® #	1550828
Price	\$459,895
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,573
Acres	0.14
Year Built	2021
Type	Residential



Sub-Type	Single Family Detached
Style	Two Story
Status	Active

### Community Information

Address	3164 Morlanga St
Subdivision	HIGHLAND GROVE
City	New Braunfels
County	Comal
State	TX
Zip Code	78130

### Amenities

Amenities	Pool, Park/Playground, Jogging Trails
Parking	Two Car Garage, Oversized
Pool	None

### Interior

Interior	Two Living Area, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Game Room, Utility Room Inside, Secondary Bedroom Down, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Telephone, Walk in Closets
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Security System (Owned), Electric Water Heater, In Wall Pest Control, Plumb for Water Softener
Heating	Central, Zoned
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	2
Stories	2

### Exterior

Exterior	3 Sides Masonry, Stone/Rock, Stucco
Roof	Composition
Construction	New
Foundation	Slab

### School Information

District	Comal ISD
Middle	Danville Middle School
High	Davenport

### **Listing Details**

Listing Office	Move Up America
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