

# \$235,000 - 1264 S Mesquite Ave, New Braunfels

MLS® #1553122

## \$235,000

2 Bedroom, 1.00 Bathroom, 1,374 sqft  
Residential on 0.38 Acres

N/A, New Braunfels, TX

Quaint vintage home centrally located with easy access to IH-35! Gorgeous restored hardwood floors, updated bathroom, stainless steel appliances, and additional sunroom off the back. Huge fenced backyard (.38 acres) with detached workshop. Roof replaced August 2021, HVAC replaced in May 2019 with a 3 Ton 14 SEER unit. Perfect for buyers looking for charm and character, no cookie cutter homes here!

Built in 1952

## Essential Information

MLS® #	1553122
Price	\$235,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,374
Acres	0.38
Year Built	1952
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Traditional
Status	Active Option

## Community Information

Address	1264 S Mesquite Ave
Subdivision	N/A



City	New Braunfels
County	Comal
State	TX
Zip Code	78130-7720

### **Amenities**

Amenities	None
Parking	One Car Garage
Pool	None

### **Interior**

Interior	One Living Area, Liv/Din Combo, Utility Room Inside, 1st Floor Lvl/No Steps, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Telephone, Attic - Access only, Florida Room, Secondary Bedroom Down, Shop
Appliances	Ceiling Fans, Washer, Dryer, Stove/Range, Gas Cooking, Refrigerator, Disposal, Dishwasher, Smoke Alarm, Gas Water Heater
Heating	Central, 1 Unit
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1
Stories	1

### **Exterior**

Exterior	Stone/Rock, Asbestos Shingle
Exterior Features	Chain Link Fence, Mature Trees, Storage Building/Shed
Lot Description	1/4 - 1/2 Acre, Mature Trees (ext feat), Level
Roof	Heavy Composition
Construction	Pre-Owned
Foundation	Slab

### **School Information**

District	New Braunfels ISD
Middle	New Braunfel
High	New Braunfel

### **Listing Details**

Listing Office	Kuper Sotheby's Int'l Realty
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