

\$386,500 - 452 Butterfly Bush Ct, New Braunfels

MLS® #1554526

\$386,500

4 Bedroom, 3.00 Bathroom, 2,705 sqft
Residential on 0.00 Acres

HEATHER GLEN, New Braunfels, TX

This home is currently under construction. The Martindale is a two-story, 2705 square foot, 4 bedroom, 3 bathroom layout designed to provide spacious, comfortable living. When entering the home you have access to a spacious study. Walk into the open living and dining area leading to the spacious kitchen, featuring Whirlpool Stainless Steel appliances, granite countertops, ceramic tile backsplash and Mohawk Revwood flooring. The private bedroom 1 suite is located downstairs and offers a large bathroom with a separate tub and shower and oversized walk in closet. Secondary bedrooms with full bath are also located downstairs. Upstairs is a spacious loft and a bedroom with it's own full bath and large walk in closet. Additional features include spacious covered patio, full yard sod and irrigation system, and a professional landscape package. This home includes our HOME IS CONNECTED base package which includes the Amazon Dot, Front Door Bell, Front Door Deadbolt Lock, Home Hub, Light Switch, and Thermostat. This community offers 7 affordable and modern floor plans ranging from 1323 square feet to over 2700 square and features front masonry (per plan), granite kitchen countertops, stainless-steel appliances, 9-foot ceilings (per plan), full yard irrigation and landscaping, and more! Heather Glen new construction homes will also feature D.R. Horton's smart home system, Home Is Connected, ensuring security and peace of mind. Residents will enjoy quick access to



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I-35 and short commute times to popular local recreation, entertainment, and shopping spots. Located within desirable Comal ISD and only 2.5 miles from Gruene, Texas! Additional highlights include: Family-friendly community pool & playground. Located 15 minutes or less from Stars & Stripes Drive-In Theatre, Landa Park, and Schlitterbahn. Less than 2 miles from Comal ISD schools. Quick 20 minute commute to San Marcos Outlets. Are you ready to find your home in Heather Glen?

Built in 2021

Essential Information

MLS® #	1554526
Price	\$386,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,705
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Texas Hill Country
Status	Pending

Community Information

Address	452 Butterfly Bush Ct
Subdivision	HEATHER GLEN
City	New Braunfels
County	Bexar
State	TX
Zip Code	78130

Amenities

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

Interior

Interior	Two Living Area, Eat-In Kitchen, Island Kitchen, Walk-In Pantry, Study/Library, Game Room, Loft, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Walk in Closets, Attic - Access only
Appliances	Washer Connection, Dryer Connection, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Smoke Alarm, Gas Water Heater, Solid Counter Tops, Carbon Monoxide Detector, City Garbage service
Heating	Central, 1 Unit
Cooling	One Central, Zoned
Fireplaces	Not Applicable
# of Stories	2
Stories	2

Exterior

Exterior	Stone/Rock, Cement Fiber, 1 Side Masonry
Exterior Features	Covered Patio, Privacy Fence, Sprinkler System, Double Pane Windows, Has Gutters
Roof	Composition
Construction	New
Foundation	Slab

School Information

District	Comal ISD
Middle	Church Hill
High	Canyon

Listing Details

Listing Office	Keller Williams Heritage
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