

# \$635,000 - 2242 Gruene Lake Dr, New Braunfels

MLS® #1557397

## \$635,000

3 Bedroom, 3.00 Bathroom, 2,588 sqft  
Residential on 0.10 Acres

COTTON CROSSING, New Braunfels, TX

Pure charm and character resonate with this lovely home nestled on a corner lot within walking distance to Gruene! Spacious gourmet kitchen with beautiful granite countertops, stone rock fireplace in living room, and tile floors throughout entire downstairs area. Two bedrooms, bath, and additional bonus room upstairs ( could be office, exercise room, or used as 4th bedroom) for added living space. Huge covered patio with small yard space - easy maintenance with no yard to mow! Gruene, simply no better place to be!

Built in 2008

## Essential Information

MLS® #	1557397
Price	\$635,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,588
Acres	0.10
Year Built	2008
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Price Change

## Community Information



Address	2242 Gruene Lake Dr
Subdivision	COTTON CROSSING
City	New Braunfels
County	Comal
State	TX
Zip Code	78130-2457

### **Amenities**

Amenities	None
Parking	Two Car Garage
Pool	None

### **Interior**

Interior	One Living Area, Liv/Din Combo, Island Kitchen, Breakfast Bar, Utility Area in Garage, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Pull Down Storage, Cable TV Available, High Speed Internet, Laundry in Garage, Walk in Closets
Appliances	Ceiling Fans, Chandelier, Washer Connection, Stove/Range, Disposal, Dishwasher, Ice Maker Connection, Vent Fan, Smoke Alarm, Security System (Owned), Pre-Wired for Security, Garage Door Opener, Plumb for Water Softener, Solid Counter Tops, Custom Cabinets, City Garbage service, Water Softener (owned)
Heating	Central
Cooling	Two Central, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Stone/Rock/Brick, Wood Burning
# of Stories	2
Stories	2

### **Exterior**

Exterior	4 Sides Masonry, Stone/Rock, Cement Fiber
Exterior Features	Covered Patio, Privacy Fence, Double Pane Windows, Mature Trees
Lot Description	Corner, Level
Roof	Heavy Composition
Construction	Pre-Owned
Foundation	Slab

### **School Information**

District	Comal ISD
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Middle	Church Hill
High	Canyon

## **Listing Details**

Listing Office	Kuper Sotheby's Int'l Realty
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