

# \$295,000 - 1650 Allison Dr, New Braunfels

MLS® #1558480

## \$295,000

3 Bedroom, 20.00 Bathroom, 1,748 sqft  
Residential on 0.25 Acres

### ROLLING VALLEY 3, New Braunfels, TX

This well established neighborhood is 10 minutes from downtown, close to all schools and 2 wonderful parks are within walking/bicycling distance. Mature trees abound on this pretty street. Positioned on .25 acre, 4 sides brick, it truly is in the heart of New Braunfels. The family room features a vaulted ceiling, a wall of windows, tile flooring, open to the dining room and kitchen. AND the beautiful fireplace and bookshelves make this room very inviting and comfortable. The original owner enclosed the patio with screens and windows. Enjoy the open space as a play room, craft room, garden/plant room. Make this extra space yours to utilize (it is not included in the square footage of the house).

Built in 1985

### Essential Information

MLS® #	1558480
Price	\$295,000
Bedrooms	3
Bathrooms	20.00
Full Baths	12
Half Baths	8
Square Footage	1,748
Acres	0.25
Year Built	1985
Type	Residential
Sub-Type	Single Family Detached



Style	One Story, Ranch
Status	New

### Community Information

Address	1650 Allison Dr
Subdivision	ROLLING VALLEY 3
City	New Braunfels
County	Comal
State	TX
Zip Code	78130

### Amenities

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

### Interior

Interior	One Living Area, Separate Dining Room, 1st Floor Lvl/No Steps, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Room, Walk in Closets, Attic - Access only, Attic - Pull Down Stairs
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Disposal, Dishwasher, Ice Maker Connection, Electric Water Heater, Garage Door Opener, Plumb for Water Softener, Smooth Cooktop, Solid Counter Tops, City Garbage service, Vent Fan
Heating	Central, Heat Pump
Cooling	One Central, Heat Pump
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room, Wood Burning
# of Stories	1
Stories	1

### Exterior

Exterior	Siding, 4 Sides Masonry, Wood
Exterior Features	Double Pane Windows, Has Gutters, Mature Trees, Chain Link Fence, Glassed in Porch, Screened Porch, Solar Screens, Storm Doors
Lot Description	Mature Trees (ext feat), Level, 1/4 - 1/2 Acre
Roof	Composition, Wood Shingle/Shake

Construction	Pre-Owned
Foundation	Slab

### **School Information**

District	New Braunfels ISD
Middle	New Braunfel
High	New Braunfel

### **Listing Details**

Listing Office	Coldwell Banker D'Ann Harper
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