

\$445,000 - 6006 Ballast Trail, New Braunfels

MLS® #1558647

\$445,000

4 Bedroom, 3.00 Bathroom, 2,362 sqft
Residential on 0.27 Acres

The Crossing At Havenwood, New Braunfels, TX

Beautifully maintained one story home in The Crossing At Havenwood, in the highly sought after city of New Braunfels. This gorgeous open concept home is nestled on a corner greenbelt lot, situated on just over a quarter acre. The home features 4 bedrooms and 3 full bathrooms with a spacious bonus room off the kitchen hallway. The bonus room can double as a media/game room, home office, gym, playroom, etc. Additional features include granite countertops throughout the kitchen and all three bathrooms, tiled kitchen backsplash, white kitchen cabinets, beautiful vinyl wood planking in the main areas, stainless steel appliances, a spacious walk in pantry, an oversized kitchen island with tons of seating and a large covered patio on the back porch, perfect for entertaining and large family gathering with room to spare. The huge backyard is ready for a pool. All the bedrooms are great size and the master bedroom is extra roomy with the master bathroom featuring a large walk in shower and large walk in closet. If you are looking for country living with convenience, welcome home. This charming one of a kind community is perfectly situated off FM 1102 and feels like you are living in the county but just minutes away from all the hustle and bustle that beautiful New Braunfels has to offer. Just minutes to downtown Gruene, I-35, the Guadalupe and Comal River, Canyon Lake, Buc-ees, HEB, major shopping, San Marcos, The Outlet Mall and just a short drive to Austin and San Antonio.



This home is the ideal location for so many reasons. Don't wait too long, this home will be gone in a flash.

Built in 2020

Essential Information

MLS® #	1558647
Price	\$445,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,362
Acres	0.27
Year Built	2020
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Traditional, Texas Hill Country
Status	New

Community Information

Address	6006 Ballast Trail
Subdivision	The Crossing At Havenwood
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

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

Interior

Interior	One Living Area, Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Utility Room Inside, 1st Floor Lvl/No Steps, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Room, Walk in Closets, Attic - Pull Down Stairs
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Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Self-Cleaning Oven, Microwave Oven, Stove/Range, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Electric Water Heater, Smooth Cooktop, Solid Counter Tops
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1
Stories	1

Exterior

Exterior	3 Sides Masonry, Stone/Rock, Cement Fiber
Exterior Features	Covered Patio, Privacy Fence, Sprinkler System, Double Pane Windows
Lot Description	Corner, On Greenbelt, Level, 1/4 - 1/2 Acre
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal ISD
Elementary	Oak Creek
Middle	Canyon
High	Canyon

Listing Details

Listing Office	True Home, REALTORS
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