

# \$485,000 - 253 Sigel Ave, New Braunfels

MLS® #1558841

## \$485,000

3 Bedroom, 3.00 Bathroom, 2,186 sqft  
Residential on 0.20 Acres

MANOR CREEK, New Braunfels, TX

Exquisite Hill County Home Located in the Charming Small Community With a Private County Setting, The Villas of Manor Creek. Sits on a Large Meticulously Landscaped Lot Backing Up to the Greenbelt with Stunning Sunset Views & Hill County Wildlife (Deer). This Gorgeous Home Affords an Open Floor Plan Offering 3 Beds, 2,5 Baths, 3 Car Oversized Garage (Tandem) & a Fabulous Study. Other Amenities Incl. High Ceilings, Smart Security System, Upgraded Lighting T/O, Sprinkler System, a Tankless Hot Water System, Sprinkler System, 2 Lrg Covered Patios (Front & Back) & Gas FP. Chef's Delight Kitchen Offers Quartz Counters, Huge Center Island, Undermount Sink, SS Appliances, Gas Cook Top, Breakfast Bar, Built-In Microwave & Oven, 5x12 Walk-In Pantry. Olympic Size Swimming Pool Avail Through HOA. Conveniently Located Minutes From Downtown NB with a Plethora of Excellent Restaurants, Water Fun, Shopping, T BAR M & John Newcombe Tennis Ranches, Water Fun & Shopping.

Built in 2017

## Essential Information

MLS® #	1558841
Price	\$485,000
Bedrooms	3
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	2,186
Acres	0.20
Year Built	2017
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Texas Hill Country
Status	New

### **Community Information**

Address	253 Sigel Ave
Subdivision	MANOR CREEK
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

### **Amenities**

Amenities	Pool
Parking	Tandem
Pool	None

### **Interior**

Interior	One Living Area, Breakfast Bar, Island Kitchen, Study/Library, Walk-In Pantry
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Disposal, Dishwasher, Security System (Owned), Built-In Oven, City Garbage service, Cook Top, Custom Cabinets, Garage Door Opener, Gas Cooking, Gas Water Heater, Whole House Fan, Microwave Oven, Self-Cleaning Oven
Heating	Central, 1 Unit, Heat Pump
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Stories	1

### **Exterior**

Exterior	Brick, Stone/Rock
----------	-------------------

Exterior Features	Patio Slab, Covered Patio, Deck/Balcony, Privacy Fence, Storage Building/Shed, Has Gutters, Double Pane Windows, Sprinkler System, Wrought Iron Fence
Lot Description	County Vlew, On Greenbelt, Mature Trees (ext feat)
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

### **School Information**

District	New Braunfels ISD
Elementary	Veramendi
Middle	Oak Run School
High	New Braunfel

### **Listing Details**

Listing Office	Keller Williams New Braunfels
----------------	-------------------------------

The data relating to real estate on this web site comes in part from the Internet Data Exchange program of the MLS of the San Antonio Board of Realtors®, and is updated as of September 11th, 2021 at 2:15am CDT (date/time). IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.