

# \$425,000 - 1320 Trail Bluff Drive, New Braunfels

MLS® #7498122

## \$425,000

3 Bedroom, 3.00 Bathroom, 2,112 sqft  
Residential on 0.53 Acres

Country Hills 3, New Braunfels, TX

3 bedroom/2 1/2 bathroom one story home on .53 acres. Covered front porch, back patio and storage shed. Eat-in kitchen with breakfast bar and a formal dining room off kitchen. Corner brick fireplace in family room and an extra room for a study. Master bathroom has garden tub and separate shower, 2 vanities and 2 closets. Extra storage closets in entry and hall way. HVAC system replaced in 2021. Fresh paint throughout and new carpet. Hoffmann Lane Elementary attendance zone. Close to Gruene and Creekside.

Built in 1996

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 7498122                 |
| Price          | \$425,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 2                       |
| Half Baths     | 1                       |
| Square Footage | 2,112                   |
| Acres          | 0.53                    |
| Year Built     | 1996                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Active Under Contract   |

## Community Information



|             |                        |
|-------------|------------------------|
| Address     | 1320 Trail Bluff Drive |
| Subdivision | Country Hills 3        |
| City        | New Braunfels          |
| County      | Comal                  |
| State       | TX                     |
| Zip Code    | 78132                  |

### **Amenities**

|              |  |
|--------------|--|
| Utilities    | Cable Available, High Speed Internet Available |
| Features     | Street Lights                                  |
| Parking      | Attached, Garage                               |
| # of Garages | 2  |
| Garages      | Garage Door Opener                             |
| View         | None   |
| Waterfront   | None   |

### **Interior**

|                 |   |
|-----------------|---|
| Interior        | Carpet, Tile  |
| Appliances      | Dishwasher, Electric Range, Electric Water Heater, Disposal |
| Heating         | Central, Electric   |
| # of Fireplaces | 1   |
| Fireplaces      | Family Room, Wood Burning                                   |
| # of Stories    | 1   |
| Stories         | One   |

### **Exterior**

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
| Lot Description   | None         |
| Roof              | Composition  |
| Construction      | Brick        |
| Foundation        | Slab         |

### **School Information**

|            |              |
|------------|--------------|
| District   | Comal ISD    |
| Elementary | Hoffman Lane |
| Middle     | Church Hill  |
| High       | Canyon       |

Property Listed by: Kuper Sotheby's Int'l Realty N  
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