

# \$1,075,000 - 112 Gruene Haven, New Braunfels

MLS® #1250503

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## \$1,075,000

6 Bedroom, 6.00 Bathroom, 4,758 sqft  
Residential on 1.11 Acres

Gruene Haven, New Braunfels, TX

Almost 5,000 sq ft home on over an acre lot north of New Braunfels in COMAL ISD. No HOA and LOW TAX RATE (1.79%)! Enjoy a spacious country feel in a lavish home and neighborhood. The first floor features the primary bedroom & bathroom, guest bedroom and bathroom, 2 dining rooms, and 2 dedicated offices. The primary bathroom on the main level has 2 separate sinks, soaking tub, and a luxurious walk-in shower. The capacious primary walk-in closet conveniently connects to the laundry room. The open concept kitchen has recess lights and all stainless-steel appliances. Ample storage space in the cabinets plus a walk-in pantry. Numerous windows offer tranquil natural light and captivating Hill Country views. Upstairs you will find an additional living area, 4 bedrooms, 3 full bathrooms, and the movie room. Attached 3 car garage plus detached 3 car garage provides plenty of outdoor storage. Enjoy the picturesque backyard view from the covered patio on the 1st floor or balcony on the 2nd floor. New roof 6/23. Visit nearby Canyon Lake for a day of fun~



Built in 2015

## Essential Information

ListingFeed	abor_vow
MLS® #	1250503
List Price	\$1,075,000

Sale Price	\$1,025,000
Sale Date	September 28th, 2023
Bedrooms	6
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,758
Acres	1.11
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	112 Gruene Haven
Subdivision	Gruene Haven
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

### **Amenities**

Utilities	Above Ground Utilities, Cable Available, Electricity Available, Natural Gas Connected, Sewer Connected, Water Connected
Features	None
Parking	Additional Parking, Attached, Detached, Garage
# of Garages	6
View	Hills
Waterfront	None

### **Interior**

Interior	Carpet, Concrete, Tile
Appliances	Built-In Range, Built-In Oven, Dishwasher, Exhaust Fan, Electric Water Heater, Gas Cooktop, Disposal, Microwave, Water Softener Owned
Heating	Central, Electric
Cooling	Central Air, Ceiling Fan(s), Electric
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Rain Gutters
Lot Description	Back Yard, Front Yard, Few Trees
Windows	Blinds, Screens
Roof	Composition
Construction	Masonry
Foundation	Slab

### **School Information**

District	Comal ISD
Elementary	Hoffman Lane
Middle	Church Hill
High	Canyon