

\$1,199,000 - 2333 Waterford Grace, New Braunfels

MLS® #1734212

\$1,199,000

4 Bedroom, 3.00 Bathroom, 3,194 sqft
Residential on 0.40 Acres

SOUTHBANK, New Braunfels, TX

Lakeside living is back on the shores of Lake Dunlap! Enjoy the tranquil setting in popular Southbank on a shady lot with lots of outdoor living areas and improved waterfront. Lake views from the covered patio, deck, and hot tub provide plenty of outside entertaining spaces. On the water, 2 more patios flank the dock with 2 boat slips and boat house. The home lives mainly on one level with large living area with fireplace and lake views. A separate dining area has built in storage. The galley kitchen looks to living room and has a breakfast nook overlooking the covered patio. The primary bedroom has outside access, private sitting area, and en-suite bathroom with separate tub and shower. 3 More bedrooms round out main level. Upstairs there is a bonus room and bathroom perfect for game room or bunk room. 2 Car garage. Neighborhood amenities include pool, tennis, playground, and more.

Built in 1985

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1734212
List Price	\$1,199,000
Sale Price	\$1,107,500
Sale Date	June 25th, 2024
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	3,194
Acres	0.40
Year Built	1985
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Traditional
Status	Sold

Community Information

Address	2333 Waterford Grace
Subdivision	SOUTHBANK
City	New Braunfels
County	Guadalupe
State	TX
Zip Code	78130-9575

Amenities

Amenities	Basketball Court, Clubhouse, Sports Court, Lake/River Park, Park/Playground, Pool, Tennis, Waterfront Access
Parking	Two Car Garage, Attached
Is Waterfront	Yes
Pool	Hot Tub

Interior

Interior	1st Floor Lvl/No Steps, One Living Area, Two Eating Areas, All Bedrooms Downstairs, Attic - Floored, Attic - Partially Finished, Cable TV Available, Eat-In Kitchen, Game Room, High Speed Internet, Laundry Main Level, Laundry Room, Secondary Bedroom Down, Skylights, Separate Dining Room, Utility Room Inside, Walk in Closets, Walk-In Pantry
Appliances	Built-In Oven, Chandelier, City Garbage service, Cook Top, Ceiling Fans, Double Ovens, Disposal, Dryer Connection, Dishwasher, Electric Water Heater, Garage Door Opener, Ice Maker Connection, Microwave Oven, Self-Cleaning Oven, Water Softener (owned), Smooth Cooktop, Security System (Owned), Washer Connection
Heating	2 Units, Central, Other
Cooling	One Central, One Window/Wall
Fireplace	Yes
# of Fireplaces	1

Fireplaces Living Room, One, Wood Burning

of Stories 2

Stories 2

Exterior

Exterior 4 Sides Masonry, Brick, Siding

Exterior Features Boat House, Covered Patio, Double Pane Windows, Deck/Balcony, Dock, Has Gutters, Patio Slab, Privacy Fence, Sprinkler System, Mature Trees, Water Front Improved, Wrought Iron Fence

Lot Description Cul-de-Sac/Dead End, Improved Water Front, Lake Dunlap, Lakefront, Mature Trees (ext feat), Water View, Water Access, On Waterfront

Roof Composition

Construction Pre-Owned

Foundation Slab

School Information

District New Braunfels ISD

Elementary Memorial

Middle New Braunfel

High New Braunfel