

\$378,485 - 1696 James Street, New Braunfels

MLS® #503256

\$378,485

4 Bedroom, 3.00 Bathroom, 2,473 sqft
Residential on 0.12 Acres

SAENGERHALLE MEADOWS, New Braunfels, Texas

MOVE IN READY! INCLUDES BLINDS AND GARAGE DOOR OPENER The Nicole is a beautiful two-story floorplan offering 2,473 square feet, 4-bedrooms, and 3-bathrooms. Walk into the long foyer straight into the large family room overlooking the spacious kitchen and dining area. The kitchen features granite countertops, decorative tile backsplash, stainless steel appliances, recessed lighting and a kitchen island. A secondary bedroom next to a full bathroom is located off the foyer. Upstairs you will find 2 secondary bedrooms, full bathroom, laundry room, large gameroom and the main bedroom, bedroom 1. The oversized main bedroom, bedroom 1, features a massive walk in closet, and a large walk in shower. The Nicole also features a covered patio, full gutters and professional landscape package. This home includes our HOME IS CONNECTED base package which includes the Alexa Voice control, Front Door Bell, Front Door Deadbolt Lock, Home Hub, Light Switch, and Thermostat.



V1 Interior Doors

Saengerhalle Meadows 42854



Interior Doors
5 Panel Smooth

Prices, plans, features, options and co-broke are subject to change without notice. Square footages are approximate. Actual colors may vary from colors shown on your monitor verified by visiting our sales counselors in the community. 

V1 Kitchen and Bath Fixtures

Saengerhalle Meadows 42854



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Built in 2023

Essential Information

MLS® #	503256
Price	\$378,485
Bedrooms	4
Bathrooms	3.00
Full Baths	3

Square Footage	2,473
Acres	0.12
Year Built	2023
Type	Residential
Sub-Type	Single Family
Style	None
Status	Active

Community Information

Address	1696 James Street
Subdivision	SAENGERHALLE MEADOWS
City	New Braunfels
County	Comal
State	Texas
Zip Code	78130

Amenities

Utilities	Electricity Available, Natural Gas Available, Trash Collection Public
Features	None, Sidewalks, Street Lights
Parking	Attached, Garage
# of Garages	2
Garages	Garage Door Opener
View	None

Interior

Interior	Carpet, Tile
Appliances	Dishwasher, Disposal, Gas Range, Gas Water Heater, Microwave, Plumbed For Ice Maker, Range, Some Gas Appliances, Vented Exhaust Fan
Heating	Central
Fireplaces	None
# of Stories	2
Stories	Two

Exterior

Exterior Features	Covered Patio, Rain Gutters
Windows	Double Pane Windows, Window Treatments
Construction	Board & Batten Siding
Foundation	Slab

School Information

District Comal ISD

Additional Information

Date Listed April 7th, 2023

Days on Market 85

HOA Fees 117

HOA Fees Freq. Annually

Listing Details

Listing Office Dr Horton-Austin

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