

\$494,900 - 519 Athabaska Trail, New Braunfels

MLS® #528144

\$494,900

4 Bedroom, 3.00 Bathroom, 2,545 sqft
Residential on 0.14 Acres

Legacy at Lake Dunlap, New Braunfels, Texas

Extended entry with 13-foot ceiling leads to open kitchen, dining area and family room. Kitchen offers generous counter space, corner walk-in pantry, 5-burner gas cooktop and inviting island with built-in seating space. Dining area flows into family room with wall of windows. Game room with French doors just across from kitchen. Primary suite includes double-door entry to primary bath with dual vanities, garden tub, separate glass-enclosed shower and two large walk-in closets. Secondary bedrooms feature walk-in closets. Extended covered backyard patio. Mud room off two-car garage.

Built in 2023

Essential Information

MLS® #	528144
Price	\$494,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,545
Acres	0.14
Year Built	2023
Type	Residential
Sub-Type	Single Family
Style	Traditional
Status	Active

Community Information



Address	519 Athabaska Trail
Subdivision	Legacy at Lake Dunlap
City	New Braunfels
County	Guadalupe
State	Texas
Zip Code	78130

Amenities

Utilities	High Speed Internet Available, Other, See Remarks
Features	Curbs, Street Lights, Sidewalks, Gutter(s), Park, Playground, Sport Court(s)
# of Garages	2
View	None

Interior

Interior	Carpet, Ceramic Tile
Appliances	Dishwasher, Disposal, Microwave, Gas Cooktop, Tankless Water Heater
Heating	Central, Natural Gas, Heat Pump
Cooling	Central Air, 1 Unit
Fireplaces	None
# of Stories	1
Stories	One

Exterior

Exterior Features	Covered Patio, Rain Gutters
Lot Description	120x50
Roof	Composition, Shingle
Construction	Brick, Masonry
Foundation	Slab

School Information

District	Comal ISD
Elementary	Farias-Spitzer Elementary
Middle	Canyon Middle School
High	Canyon High School

Additional Information

Date Listed	December 4th, 2023
Days on Market	234

HOA Fees	650
HOA Fees Freq.	Annually

Listing Details

Listing Office	Perry Homes Realty LLC
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