

# \$395,000 - 209 S Live Oak Avenue, New Braunfels

MLS® #536218

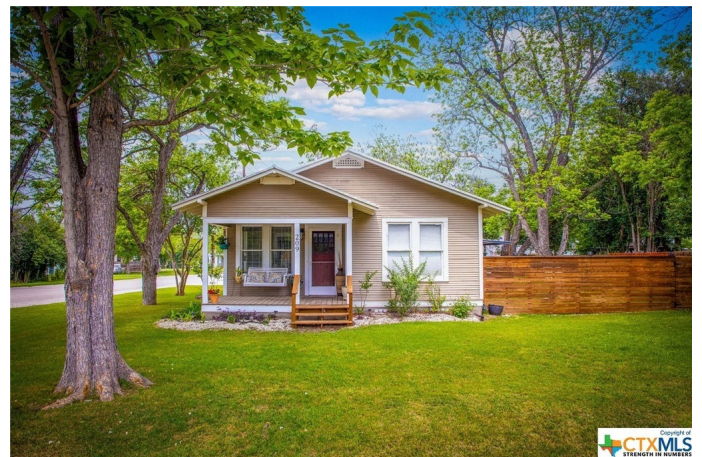
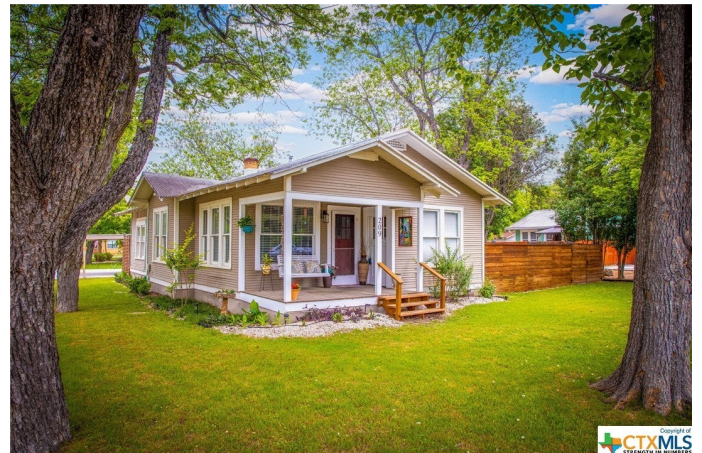
## \$395,000

2 Bedroom, 1.00 Bathroom, 1,246 sqft  
Residential on 0.25 Acres

Prince Solms Heights Add, New Braunfels, Texas

Exciting opportunity! Discover a separate 320sq.ft. 1-bedroom, 1-bathroom cottage with a full kitchenette nestled on the property, offering potential rental income. Whether you prefer short-term or long-term rentals, this detached cottage provides flexibility with a minimum 30-day lease option, providing an avenue to assist with mortgage payments or serve as an ideal guest accommodation or serene retreat. Located mere minutes from downtown New Braunfels, this property sits on a sizable corner lot, evoking a nostalgic charm with its 1928 allure. The main residence boasts 2 bedrooms and 1 bathroom, preserving many original features such as hardwood floors and lofty ceilings. Inside, revel in the spacious layout comprising a living area and two dining spaces, seamlessly blending classic appeal with modern conveniences like stainless-steel appliances, granite countertops, and gas cooking facilities in the kitchen. Outside, unwind on the welcoming covered front porch or the sheltered deck overlooking the expansive backyard, complete with a deck patio area and a cozy fire pit for gatherings. For outdoor enthusiasts, the property offers a storage shed, workshop, and lush mature trees gracing the corner lot. Seize the opportunity to claim this charming piece of history and transform it into your own nostalgic haven!

Built in 1928



## Essential Information

MLS® #	536218
Price	\$395,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,246
Acres	0.25
Year Built	1928
Type	Residential
Sub-Type	Single Family
Style	Craftsman
Status	Active

## Community Information

Address	209 S Live Oak Avenue
Subdivision	Prince Solms Heights Add
City	New Braunfels
County	Comal
State	Texas
Zip Code	78130

## Amenities

Utilities	Electricity Available, Trash Collection Public, Natural Gas Connected
Features	None, Street Lights
Parking Spaces	3
Parking	Attached Carport, Carport
View	None

## Interior

Interior	Laminate, Wood
Appliances	Dishwasher, Disposal, Water Heater, Microwave, Range, Gas Range, Gas Water Heater, Some Gas Appliances
Heating	Central, Natural Gas
Cooling	Central Air, Electric, 1 Unit
Fireplaces	None
# of Stories	1
Stories	One

## Exterior

Exterior Features	Covered Patio, Porch
Windows	Window Treatments
Roof	Metal
Construction	Wood Siding
Foundation	Pillar/Post/Pier

### **School Information**

District	New Braunfels ISD
Elementary	Lone Star Elementary
Middle	Oak Run Middle School
High	New Braunfels High School

### **Additional Information**

Date Listed	March 6th, 2024
Days on Market	129

### **Listing Details**

Listing Office	Keller Williams Heritage
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