

# \$348,900 - 2906 Aller, New Braunfels

MLS® #537969

## \$348,900

4 Bedroom, 2.00 Bathroom, 1,902 sqft  
Residential on 0.16 Acres

Wasser Ranch, New Braunfels, Texas

Welcome home to this beautiful corner lot home in highly desired Wasser Ranch. The impressive finishes include quartz counters, wood-look floors, large open spaces and a wonderful split layout thatâ€™s perfect for family or multi-generational living. Fourth bedroom can also be used as flex room or home office. Lots of possibilities. This like-new home is ready for your personal touch! The neighborhood is prized for its fishing pond, dog park, bike/walking trails, location to Gruene, Creekside, and restaurants, and so much more. Come tour this wonderful offering today!

Built in 2020

## Essential Information

MLS® #	537969
Price	\$348,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,902
Acres	0.16
Year Built	2020
Type	Residential
Sub-Type	Single Family
Style	Traditional
Status	Active

## Community Information



Address	2906 Aller
Subdivision	Wasser Ranch
City	New Braunfels
County	Comal
State	Texas
Zip Code	78130

### **Amenities**

Utilities	Cable Available, Electricity Available, Fiber Optic Available, Natural Gas Available, Natural Gas Connected, High Speed Internet Available, Trash Collection Public, Water Available
Features	Dog Park, Fishing, Pier, Trails/Paths
# of Garages	2
View	Pond

### **Interior**

Interior	Vinyl
Appliances	Dishwasher, Gas Cooktop, Disposal, Gas Range, Microwave, Oven, Some Electric Appliances, Some Gas Appliances, Built-In Oven, Cooktop, Range
Heating	Central, Natural Gas
Cooling	Central Air, Electric, 1 Unit
Fireplaces	None
# of Stories	1
Stories	One

### **Exterior**

Windows	Double Pane Windows
Roof	Composition, Shingle
Construction	Masonry
Foundation	Slab

### **School Information**

District	Comal ISD
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### **Additional Information**

Date Listed	April 4th, 2024
Days on Market	82
HOA Fees	150
HOA Fees Freq.	Quarterly

## **Listing Details**

Listing Office           BHHS Don Johnson REALTORS - NB

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