

# \$460,980 - 2255 Meadow Way Street, New Braunfels

MLS® #540248

## \$460,980

4 Bedroom, 3.00 Bathroom, 2,408 sqft  
Residential on 0.17 Acres

Gruenefield Un 3, New Braunfels, Texas

Stunning residence in the Gruenefield community, minutes from Historic Gruene Hall, hospitals, local shops, and dining. This 2400+ sqft home revolves around the kitchen, featuring natural gas cooking, a spacious center island, and an expansive breakfast bar. Enjoy dedicated eat-in dining space. With a front bedroom and secondary bath, plus versatile living areas, this home offers flexibility for playrooms, offices, or formal dining. The oversized owner's suite boasts two vanities, a super shower, and ample closet space. Additional bedrooms share a common bath with their own vanities. Ceramic tile plank flooring, high ceilings, and thoughtful design elements highlight this floor plan. Located in the highly sought-after Comal ISD, this home offers both convenience and style.

Built in 2022

## Essential Information

MLS® #	540248
Price	\$460,980
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,408
Acres	0.17
Year Built	2022
Type	Residential



Sub-Type	Single Family
Style	Hill Country
Status	Active

### **Community Information**

Address	2255 Meadow Way Street
Subdivision	Gruenefield Un 3
City	New Braunfels
County	Comal
State	Texas
Zip Code	78132

### **Amenities**

Utilities	Electricity Available, Natural Gas Available, High Speed Internet Available, Phone Available, Trash Collection Public
Features	Trails/Paths, Curbs, Sidewalks
Parking	Attached, Door-Single, Garage Faces Front, Garage, Driveway Level
# of Garages	2
View	None

### **Interior**

Interior	Carpet, Ceramic Tile
Appliances	Dishwasher, Gas Range, Gas Water Heater, Oven, Plumbed For Ice Maker, Water Heater, Some Gas Appliances, Microwave, Range
Heating	Central, Electric
Cooling	Central Air, Electric, 1 Unit
Fireplaces	None
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Covered Patio
Windows	Double Pane Windows, Window Treatments
Roof	Composition, Shingle
Construction	Masonry
Foundation	Slab

### **School Information**

District	Comal ISD
----------	-----------

Elementary	Oak Creek Elementary
Middle	Church Hill Middle School
High	Canyon High School

### **Additional Information**

Date Listed	April 11th, 2024
Days on Market	83
HOA Fees	375
HOA Fees Freq.	Annually

### **Listing Details**

Listing Office	Travis Shaw Realty
----------------	--------------------

The information being provided by the Central Texas MLS is exclusively for consumers' personal, non-commercial use, and it may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. The data is deemed reliable but is not guaranteed accurate by the MLS.