

# \$525,000 - 2612 Foresthaven Drive, New Braunfels

MLS® #540960

## \$525,000

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

Champions Village 1, New Braunfels, Texas

Welcome to your dream home in the quaint neighborhood of Champions Village! This meticulously maintained one-story gem offers 2,408 square feet of living space, featuring 3 bedrooms, 2.5 bathrooms, and a dedicated study with charming French doors. The heart of this home is the open-concept kitchen that seamlessly flows into the dining and living areas, perfect for entertaining and everyday living. Step outside to your private oasis—a beautiful pool ideal for relaxation and fun. Located just a short drive or walk to the prestigious John Newcombe Country Club, this home offers both undeniable comfort and convenience. Don't miss your chance to own this exquisite property! Key updates include a new roof in 2019 and an HVAC system replaced in 2016.

Built in 2001

## Essential Information

MLS® #	540960
Price	\$525,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,408
Acres	0.17
Year Built	2001



Type	Residential
Sub-Type	Single Family
Style	Traditional
Status	Active

### **Community Information**

Address	2612 Foresthaven Drive
Subdivision	Champions Village 1
City	New Braunfels
County	Comal
State	Texas
Zip Code	78132

### **Amenities**

Utilities	Cable Available, Electricity Available, Trash Collection Public
Features	None, Gated
# of Garages	2
View	None

### **Interior**

Interior	Carpet, Ceramic Tile, Hardwood
Appliances	Dishwasher, Microwave, Oven, Refrigerator, Convection Oven, Dryer, Electric Cooktop, Washer
Heating	Electric
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Deck
Roof	Composition, Shingle
Construction	Brick, Lap Siding
Foundation	Slab

### **School Information**

District	New Braunfels ISD
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## **Additional Information**

Date Listed	May 1st, 2024
Days on Market	85
HOA Fees	660
HOA Fees Freq.	Annually

## **Listing Details**

Listing Office            Reliance Residential Realty -

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