

# \$3,000 - 3948 Summit Drive, New Braunfels

MLS® #542019

## \$3,000

3 Bedroom, 3.00 Bathroom, 1,967 sqft  
Residential Lease on 1.26 Acres

Summit Ph 3, New Braunfels, Texas

This Beautiful Hill Country home is nestled in the Summit subdivision on the edge of Canyon Lake in the City of New Braunfels. Large picture windows in living area, private backyard. The owner is including their membership to The Summit common area pools, tennis court, river and more! Tenant is responsible for all utilities and for maintaining the yard. Tenant is responsible for any HOA violations and fees associated (if applicable).

### Fees:

Application Fee of \$25 per adult.. Also welcome to apply through Zillow

### Animals:

Pet Fee of \$25/month per household pet

Assistance animals \$0 Pet Fee

All household pets and assistance animals must complete pet screening

### Credit Scores:

Credit Scores will be averaged for all applicants:

Average score 600+: Deposit = 1 month's rent

Average score 500-599: Case by case decision

Average score under 499; denial of application

### Income Requirements:

Income must be greater than 3 times the monthly rent.

Income must be verified through paystubs or



employer offer letter.

Self employed applicants need to provide bank statements and/or tax returns.

Background:

Be prepared to upload your driver's license and pay stubs as part of the application process.

No felony convictions, bankruptcies, or evictions in the last 5 years.

Rental/Mortgage History:

Two years of verified rental history or mortgage history.

No foreclosures within the last 5 years.

All Brunner Property Management residents are enrolled in the Resident Benefits Package (RBP) for \$35.00/month which includes liability insurance, credit building to help boost the resident's credit score with timely rent payments, HVAC air filter delivery (for applicable properties), move-in concierge service making utility connection and home service setup a breeze during your move-in, and much more! More details upon application.

Built in 2016

### **Essential Information**

MLS® #	542019
Price	\$3,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,967
Acres	1.26
Year Built	2016

Type	Residential Lease
Sub-Type	Single Family
Style	Traditional
Status	Pending

### **Community Information**

Address	3948 Summit Drive
Subdivision	Summit Ph 3
City	New Braunfels
County	Comal
State	Texas
Zip Code	78132

### **Amenities**

Utilities	Cable Available, Electricity Available, High Speed Internet Available, Phone Available, Trash Collection Public
Features	Clubhouse, Fishing, Pier, Playground, Park, Sport Court(s), Tennis Court(s), Community Pool
Parking	Attached, Garage
# of Garages	2
View	Water, Water Access
Waterfront	Other, See Remarks, Water Access

### **Interior**

Interior	Concrete, Painted/Stained
Appliances	Dryer, Dishwasher, Electric Cooktop, Disposal, Oven, Refrigerator, Washer, Some Electric Appliances, Built-In Oven, Cooktop, Microwave, Range
Heating	Electric
Cooling	Electric, 1 Unit
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Covered Patio, Porch, Private Yard
Roof	Composition, Shingle

Construction	Stone Veneer
Foundation	Slab

### **School Information**

District	Comal ISD
Elementary	Mountain Valley Elementary
Middle	Mountain Valley Middle School
High	Canyon Lake High School

### **Additional Information**

Date Listed	April 26th, 2024
Days on Market	13

### **Listing Details**

Listing Office	Bray Real Estate Group
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