

# \$599,900 - 1416 Grace Avenue, New Braunfels

MLS® #542611

## \$599,900

4 Bedroom, 3.00 Bathroom, 2,519 sqft  
Residential on 0.25 Acres

Meyer Ranch, New Braunfels, Texas

Entry welcomes with 12-foot ceiling. Game room with French doors and 12-foot ceiling off coffered extended entry. Spacious family room with a sliding glass door opens to kitchen and dining area. Kitchen features generous island with built-in seating space and 5-burner gas cooktop. Private primary suite includes bedroom with 12-foot ceiling. Dual vanities, garden tub, separate glass-enclosed shower and two large walk-in closets in primary bath. Abundant closet space and natural light throughout. Extended covered backyard patio. Mud room off two-car garage.

Built in 2024

## Essential Information

MLS® #	542611
Price	\$599,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,519
Acres	0.25
Year Built	2024
Type	Residential
Sub-Type	Single Family
Style	Hill Country, Traditional
Status	Active

## Community Information



Address	1416 Grace Avenue
Subdivision	Meyer Ranch
City	New Braunfels
County	Bexar
State	Texas
Zip Code	78132

### **Amenities**

Utilities	Electricity Available, High Speed Internet Available
Features	Clubhouse, Dog Park, Fitness Center, Playground, Trails/Paths, Community Pool, Curbs, Gutter(s), Street Lights, Sidewalks
Parking	Attached, Garage
# of Garages	2
Garages	Garage Door Opener
View	None

### **Interior**

Interior	Carpet, Ceramic Tile
Appliances	Dishwasher, Gas Cooktop, Disposal, Oven, Tankless Water Heater, Some Electric Appliances, Some Gas Appliances, Built-In Oven, Cooktop, Microwave
Heating	Central, Natural Gas
Cooling	Central Air, Electric, 2 Units, Zoned
Fireplaces	None
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Covered Patio, Rain Gutters
Lot Description	55x130
Roof	Composition, Shingle
Construction	Brick, Masonry, Stone Veneer
Foundation	Slab

### **School Information**

District	Comal ISD
Elementary	Bill Brown Elementary
Middle	Smithson Valley
High	Smithson Valley

## **Additional Information**

Date Listed	May 1st, 2024
Days on Market	87
HOA Fees	600
HOA Fees Freq.	Annually

## **Listing Details**

Listing Office	Perry Homes Realty LLC
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