

# \$1,545 - 195 Rosedale Avenue, New Braunfels

MLS® #543464

## \$1,545

3 Bedroom, 2.00 Bathroom, 1,082 sqft  
Residential Lease on 0.24 Acres

Rosedale, New Braunfels, Texas

This charming 3 bedroom, 2 bathroom duplex features a bright red door with loads of character! This home has an open floor plan with stained concrete flooring throughout (NO CARPET!!) and stylish wood blinds. The kitchen features recently updated shaker cabinets and stainless steel appliances. The primary suite has a walk-in closet, ceiling fan, private bathroom with a tall shower and built-in shelving. This home also has a split bedroom concept so the guest bedrooms are separate from the primary suite and most are equipped with ceiling fans as well! Step outside to a spacious backyard with fencing and a storage shed. The home is a stone's throw away from the brand new library and conveniently located near IH 35, making for an easy commute to both San Antonio and Austin. Don't miss this opportunity to live and work in New Braunfels!

\*Credit over 600, 3x income vs rent, \$25 pet rent under 29lbs and \$50 pet rent over 30lbs.

Built in 2015

## Essential Information

MLS® #	543464
Price	\$1,545
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,082
Acres	0.24
Year Built	2015
Type	Residential Lease
Sub-Type	Duplex
Style	Contemporary/Modern
Status	Active Under Contract

### **Community Information**

Address	195 Rosedale Avenue
Subdivision	Rosedale
City	New Braunfels
County	Comal
State	Texas
Zip Code	78130

### **Amenities**

Utilities	Electricity Available, High Speed Internet Available, Trash Collection Public
Features	None
View	None

### **Interior**

Interior	Concrete
Appliances	Dishwasher, Electric Range, Disposal, Oven, Refrigerator, Range Hood, Water Heater, Some Electric Appliances, Microwave
Heating	Central, Electric
Cooling	Central Air, Electric, 1 Unit
Fireplaces	None
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Covered Patio, Storage
Roof	Composition, Shingle
Construction	HardiPlank Type
Foundation	Slab

### **School Information**

District                      New Braunfels ISD

### **Additional Information**

Date Listed                May 9th, 2024

Days on Market        70

### **Listing Details**

Listing Office            D Lee Edwards Realty, Inc

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.