

\$2,250 - 820 Shrike Lane, New Braunfels

MLS® #550284

\$2,250

4 Bedroom, 3.00 Bathroom, 2,492 sqft
Residential Lease on 0.14 Acres

Reserve/Mockingbird Heights 2 Sub, New Braunfels, Texas

Welcome to this lovely 4-bedroom, 2.5-bath home in a peaceful cul-de-sac with high ceilings and a cozy, open layout. Upstairs offers a second living space, perfect for family time or a home office. The fully fenced backyard with a patio is great for relaxing and entertaining, and there's a 3-car garage for all your storage needs. Easy access to I-35 and downtown New Braunfels!

Tenant is responsible for all utilities and for maintaining the yard. Tenant is responsible for any HOA violations and fees associated.

Fees:

Application Fee of \$35 per adult.. Please apply at brunnerpm.com

Animals:

Pet Fee of \$35/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 2021

Essential Information

MLS® #	550284
Price	\$2,250
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,492
Acres	0.14
Year Built	2021
Type	Residential Lease
Sub-Type	Single Family
Style	Traditional
Status	Active

Community Information

Address	820 Shrike Lane
Subdivision	Reserve/Mockingbird Heights 2 Sub

City	New Braunfels
County	Comal
State	Texas
Zip Code	78130

Amenities

Utilities	Trash Collection Public
Features	None
# of Garages	3
View	None

Interior

Interior	Carpet, Laminate, Tile
Appliances	Dryer, Dishwasher, Microwave, Oven, Refrigerator, Washer
Cooling	1 Unit
Fireplaces	None
# of Stories	2
Stories	Two

Exterior

Exterior Features	Patio, Private Yard, Rain Gutters
Roof	Composition, Shingle
Construction	HardiPlank Type
Foundation	Slab

School Information

District	New Braunfels ISD
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Additional Information

Date Listed	July 10th, 2024
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Listing Details

Listing Office	Bray Real Estate Group
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