

\$274,900 - 516 Marlin Cir, New Braunfels

MLS® #1797578

\$274,900

4 Bedroom, 3.00 Bathroom, 2,700 sqft

Residential on 0.19 Acres

DOVE CROSSING, New Braunfels, TX

BRAND NEW ROOF!! Welcome to your new home in beautiful New Braunfels! This stunning two-story home offers a perfect blend of modern comfort and classic charm. With 4 bedrooms and 2.5 bathrooms, this spacious property provides ample room for families and guests alike. The open-concept design seamlessly connects the living, dining, and kitchen areas, making it ideal for both everyday living and entertaining. Enjoy the elegance of beautiful countertops, ample kitchen and cabinet space and the convenience of two separate eating areas. Upstairs, you'll find a large master suite with a private en-suite bathroom, and garden tub perfect for private relaxation. There are 3 additional well-sized bedrooms that offer versatility and comfort. The central game room provides an abundance of space for relaxation or play. Outside, the covered patio and large backyard creates a delightful space for outdoor gatherings and leisure. Additionally, there is a lovely apple tree in the backyard, adding a touch of nature to your outdoor space. Located in a sought-after New Braunfels neighborhood, you'll enjoy close proximity to shopping, schools, parks and endless entertainment and recreation. Easy access to major highways makes commuting a breeze and puts everything you need conveniently close by. Experience the best of New Braunfels living in this exceptional two-story home. Schedule your tour today and see why this could be your perfect next



address. Recent Upgrades Include: 2020 - New A/C Unit Capacitor, 2022 - New Water Heater Expansion Tank, 2023 New Exterior Breaker, Smart Phone App Compatible Garage Door.

Built in 2007

Essential Information

MLS® #	1797578
Price	\$274,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,700
Acres	0.19
Year Built	2007
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Traditional
Status	Active

Community Information

Address	516 Marlin Cir
Area	2707
Subdivision	DOVE CROSSING
City	New Braunfels
County	Guadalupe
State	TX
Zip Code	78130-9126

Amenities

Amenities	Basketball Court, Park/Playground, Pool, Jogging Trails
Parking	Two Car Garage, Attached
Pool	None

Interior

Interior	1st Floor Lvl/No Steps, One Living Area, Two Eating Areas, Attic -
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	Partially Floored, All Bedrooms Upstairs, Cable TV Available, Game Room, High Speed Internet, Laundry Upper Level, Separate Dining Room, Telephone, Utility Room Inside, Walk in Closets, Walk-In Pantry
Appliances	Chandelier, City Garbage service, Cook Top, Ceiling Fans, Dryer Connection, Electric Water Heater, Garage Door Opener, Ice Maker Connection, Microwave Oven, Pre-Wired for Security, Self-Cleaning Oven, Solid Counter Tops, Smooth Cooktop, Smoke Alarm, Stove/Range, Washer Connection
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, One, Wood Burning
# of Stories	2.0
Stories	2

Exterior

Exterior	Stone/Rock
Exterior Features	Covered Patio, Has Gutters, Patio Slab, Privacy Fence, Mature Trees
Lot Description	Cul-de-Sac/Dead End, Level, Mature Trees (ext feat)
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	New Braunfels
Elementary	Klein Road
Middle	New Braunfel
High	New Braunfel

Additional Information

Date Listed	August 1st, 2024
Days on Market	457
HOA Fees	77.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Amber Kozlowski
Listing Office	Coldwell Banker D'Ann Harper

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