

# \$299,999 - 1408 Prairie Rock, New Braunfels

MLS® #1807964

**\$299,999**

3 Bedroom, 2.00 Bathroom, 1,878 sqft

Residential on 0.33 Acres

CAPROCK, New Braunfels, TX

Welcome to 1408 Prairie Rock, a spacious and inviting home offering 1,878 square feet of comfort and style. This well-maintained property boasts a perfect blend of modern convenience and classic charm. Upon entering, you'll be greeted by a generous open floor plan that seamlessly connects the living, dining, and kitchen areas, creating an ideal space for both everyday living and entertaining. The kitchen features appliances, and ample cabinetry. The home includes three comfortably-sized bedrooms, each providing a peaceful retreat with plenty of natural light and closet space. The master suite offers a private sanctuary with an en-suite bathroom, providing a relaxing escape after a long day. Additional highlights of the property include a cozy fireplace in the living area, a dedicated laundry room, and an attached two-car garage. Step outside to enjoy the beautifully landscaped backyard, perfect for outdoor gatherings, gardening, or simply unwinding in a tranquil setting. Seller is willing to consider concessions, and the seller is open to discussing upgrades prior to closing with acceptable offer.

Built in 2008

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | 1807964   |
| Price  | \$299,999 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,878                  |
| Acres          | 0.33                   |
| Year Built     | 2008                   |
| Type           | Residential            |
| Sub-Type       | Single Family Detached |
| Style          | One Story              |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1408 Prairie Rock |
| Area        | 3100              |
| Subdivision | CAPROCK           |
| City        | New Braunfels     |
| County      | Guadalupe         |
| State       | TX                |
| Zip Code    | 78130             |

### Amenities

|           |                |
|-----------|----------------|
| Amenities | None           |
| Parking   | Two Car Garage |
| Pool      | None           |

### Interior

|              |                                                                                                                                |
|--------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior     | Liv/Din Combo, Media Room, Open Floor Plan, Utility Room Inside                                                                |
| Appliances   | Ceiling Fans, Washer Connection, Dryer Connection, Built-In Oven, Stove/Range, Dishwasher, Electric Water Heater, Refrigerator |
| Heating      | Central                                                                                                                        |
| Cooling      | One Central                                                                                                                    |
| Fireplaces   | Not Applicable                                                                                                                 |
| # of Stories | 1.0                                                                                                                            |
| Stories      | 1                                                                                                                              |

### Exterior

|              |               |
|--------------|---------------|
| Exterior     | Brick, Siding |
| Roof         | Composition   |
| Construction | Pre-Owned     |

Foundation                      Slab

**School Information**

District                      Comal  
Middle                      Canyon  
High                      Canyon

**Additional Information**

Date Listed                      September 9th, 2024  
Days on Market                      421  
HOA Fees                      73.00  
HOA Fees Freq.                      Quarterly

**Listing Details**

Listing Agent                      Hunter Carter  
Listing Office                      Inspire TX Realty

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