

\$450,000 - 3107 Magnolia Manor, New Braunfels

MLS® #1808770

\$450,000

4 Bedroom, 4.00 Bathroom, 2,774 sqft
Residential on 0.17 Acres

HIGHLAND GROVE, New Braunfels, TX

Every detail has been meticulously attended. From the front to the back yard, offering a welcoming and pristine environment. Step into the backyard, a private oasis surrounded by lush trees and vibrant plants. This beautifully manicured space is perfect for family gatherings or peaceful outdoor moments. Finished with an added pergola and a 10x12 ft shed. The owners thoughtfully selected this lot to ensure year-round shade, making it comfortable even during summer. You'll find elastomeric paint around the home's entire foundation that enhances the aesthetic and provides superior protection against moisture, water filtration, and potential damage. The pantry is a dream for organizing your culinary treasures, and that'll make meal prep a breeze. With a paid-off alarm system, freshly painted walls, and an HVAC unit that's been maintained every six months, this home is move-in ready and waiting for you. Experience the exceptional comfort and style of this residence today! Please verify property taxes.

Built in 2016

Essential Information

MLS® #	1808770
Price	\$450,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3



Half Baths	1
Square Footage	2,774
Acres	0.17
Year Built	2016
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Active

Community Information

Address	3107 Magnolia Manor
Area	2705
Subdivision	HIGHLAND GROVE
City	New Braunfels
County	Comal
State	TX
Zip Code	78130

Amenities

Amenities	Pool, Park/Playground
Parking	Two Car Garage
Pool	None

Interior

Interior	One Living Area, Separate Dining Room, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, High Speed Internet, Laundry Main Level, Laundry Room, Walk in Closets, Attic - Access only, Attic - Pull Down Stairs
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Gas Cooking, Dishwasher, Ice Maker Connection, Water Softener (owned), Smoke Alarm, Security System (Owned), Gas Water Heater, City Garbage service, Double Ovens
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	2.0
Stories	2

Exterior

Exterior	Asbestos Shingle, Brick, Stone/Rock, Siding
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Exterior Features	Covered Patio, Deck/Balcony, Privacy Fence, Double Pane Windows, Storage Building/Shed, Has Gutters
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Middle	Danville Middle School
High	Davenport

Additional Information

Date Listed	September 13th, 2024
Days on Market	414
HOA Fees	146.41
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Diana Staley
Listing Office	eXp Realty

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