

\$445,000 - 2231 Meadow Way St, New Braunfels

MLS® #1828798

\$445,000

3 Bedroom, 3.00 Bathroom, 2,658 sqft
Residential on 0.17 Acres

Gruenefield Un 3, New Braunfels, TX

This beautiful 3-bedroom, 2.5-bath home offers 2,658 square feet of move-in ready living space with excellent curb appeal. Featuring an open floor plan, the main living and dining areas are adorned with wood flooring and large windows, filling the space with natural light. The island kitchen boasts sleek gray cabinetry, a decorative tile backsplash, a built-in oven and microwave, a gas cooktop, and pendant lighting over the island, making it both functional and stylish. Major appliances, including the fridge, washer, and dryer, are included. The spacious primary ensuite is a true retreat, complete with a dual vanity, a soaking tub, a walk-in shower with a rain-head showerhead, and a huge walk-in closet. Additionally, all bedrooms have ceiling fans. Also, there is a convenient laundry/mudroom for added convenience. Step outside to the covered patio, which extends into a larger outdoor space - perfect for adding a pergola or fire pit. The large backyard includes a big 10' x 10' storage building, ideal for a shop, and is fully enclosed with a privacy fence, featuring an 8-foot solid wood stain finish and gates on both sides and the back. With no homes directly behind, the yard offers added privacy. The property is also equipped with a sprinkler irrigation system for easy lawn care. Conveniently located just 5 minutes from historic downtown Gruene and less than 15 minutes from downtown New Braunfels, Schlitterbahn Water Park, as well as great restaurants and shopping options,



this home offers the perfect combination of comfort and convenience. This home is truly move-in ready and offers a fantastic opportunity for relaxed, easy living.

Built in 2022

Essential Information

MLS® #	1828798
Price	\$445,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,658
Acres	0.17
Year Built	2022
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	2231 Meadow Way St
Area	2618
Subdivision	Gruenefield Un 3
City	New Braunfels
County	Comal
State	TX
Zip Code	78132-0145

Amenities

Amenities	None
Parking	Attached
Pool	None

Interior

Interior	One Living Area, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings,
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	Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Room, Walk in Closets
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Washer, Dryer, Cook Top, Built-In Oven, Microwave Oven, Gas Cooking, Refrigerator, Disposal, Dishwasher, Smoke Alarm, Gas Water Heater, Garage Door Opener
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	Brick, 4 Sides Masonry
Exterior Features	Privacy Fence, Sprinkler System, Has Gutters
Lot Description	Level
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Hoffman Lane
Middle	Church Hill
High	Canyon

Additional Information

Date Listed	December 12th, 2024
Days on Market	327
HOA Fees	104.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Christopher Watters
Listing Office	Watters International Realty

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