

# \$669,000 - 415 Champlain, New Braunfels

MLS® #1848309

**\$669,000**

4 Bedroom, 5.00 Bathroom, 3,600 sqft  
Residential on 0.19 Acres

Toll Brothers at Legacy at Lak, New Braunfels,  
TX

MLS# 1848309 - Built by Toll Brothers, Inc. - Ready Now! ~ This beautiful home was perfectly crafted to fit your lifestyle. The bright foyer sets the perfect mood, offering plenty of natural light and flowing effortlessly into the rest of the home. The oversized kitchen island is the perfect centerpiece for entertaining. Conveniently located on the first floor is the primary bedroom suite that provides a tranquil atmosphere with high ceilings and ample closet space. Just minutes from everyday conveniences, this community is perfectly situated for your family's daily routine. Experience the luxury you've always wanted by scheduling a tour today. Disclaimer: Photos are images only and should not be relied upon to confirm applicable features.

Built in 2024

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 1848309   |
| Price          | \$669,000 |
| Bedrooms       | 4         |
| Bathrooms      | 5.00      |
| Full Baths     | 4         |
| Half Baths     | 1         |
| Square Footage | 3,600     |
| Acres          | 0.19      |
| Year Built     | 2024      |



### Designer Appointed Features | EXTERIOR SELECTIONS

Designer Appointed Features are home details and finishes curated by the talented design professionals responsible for the distinctive looks found in our model homes.



|   |         |   |             |   |       |
|---|---------|---|-------------|---|-------|
| 1 | PRIMARY | 3 | FRONT DOOR  | 5 | STONE |
| 2 | TRIM    | 4 | GARAGE DOOR | 6 | ROOF  |

LEGACY AT LAKE DUNLAP | OPHELIA MODERN FARMHOUSE  
HOME SITE 19 | 415 LAKE CHAMPLAIN | NEW BRAUNFELS, TX 78130

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|          |                        |
|----------|------------------------|
| Type     | Residential            |
| Sub-Type | Single Family Detached |
| Style    | Other                  |
| Status   | Active                 |

### **Community Information**

|             |                                |
|-------------|--------------------------------|
| Address     | 415 Champlain                  |
| Area        | 2707                           |
| Subdivision | Toll Brothers at Legacy at Lak |
| City        | New Braunfels                  |
| County      | Guadalupe                      |
| State       | TX                             |
| Zip Code    | 78130                          |

### **Amenities**

|           |                               |
|-----------|-------------------------------|
| Amenities | Park/Playground, Sports Court |
| Parking   | Two Car Garage                |
| Pool      | None                          |

### **Interior**

|              |                                                                                                                           |
|--------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior     | Eat-In Kitchen, High Ceilings, Island Kitchen, Study/Library, Utility Room Inside, Walk in Closets, Walk-In Pantry        |
| Appliances   | Ceiling Fans, Dishwasher, Disposal, Dryer Connection, Garage Door Opener, Microwave Oven, Self-Cleaning Oven, Smoke Alarm |
| Heating      | Central                                                                                                                   |
| Cooling      | One Central                                                                                                               |
| Fireplaces   | Not Applicable                                                                                                            |
| # of Stories | 2.0                                                                                                                       |
| Stories      | 2                                                                                                                         |

### **Exterior**

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior          | Rock/Stone Veneer, Siding, Stucco                 |
| Exterior Features | Covered Patio, Double Pane Windows, Privacy Fence |
| Roof              | Composition                                       |
| Construction      | New                                               |
| Foundation        | Slab                                              |

### **School Information**

|          |       |
|----------|-------|
| District | Comal |
|----------|-------|

|            |              |
|------------|--------------|
| Elementary | Clear Spring |
| Middle     | Canyon       |
| High       | Canyon       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 8th, 2025 |
| Days on Market | 241             |
| HOA Fees       | 650.00          |
| HOA Fees Freq. | Annually        |

### **Listing Details**

|                |               |
|----------------|---------------|
| Listing Agent  | Ben Caballero |
| Listing Office | HomesUSA.com  |

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