

\$287,500 - 2239 Hawk Dr., New Braunfels

MLS® #1873527

\$287,500

3 Bedroom, 2.00 Bathroom, 1,577 sqft

Residential on 0.14 Acres

VERY PARK, New Braunfels, TX

Welcome to your move-in ready home in the highly sought-after Avery Park community - a beautiful three bedroom, two bath, one-story home that has been gently lived in, well maintained and No carpet! This thoughtfully designed open plan boasts ceramic wood-like tile in all main areas, huge family room, laundry room with shelves, 2" blinds throughout, updated lighting and ceilings fans, Aqua Sana water softener, plenty of storage & natural light and generous secondary bedrooms with great closets. The spacious kitchen features granite countertops, stainless steel appliances, beveled subway tile backsplash, deep sinks, breakfast bar, large pantry, stove with 5 burner cooktop, Life MXL9 water purifier and custom cabinetry. The primary suite provides a private retreat with a bay window for extra seating space, an oversized walk-in closet, and a spa inspired en-suite bath with double vanity, walk-in shower, and soaking tub. If extra conditioned space is desired, the oversized garage has epoxy coated flooring and HVAC split unit. Relax and enjoy your evenings in your private, level backyard with an extended covered patio, fan, 220v outlet and storage shed. Amenities include a community pool, park/playground and fun neighborhood events that make it easy to feel at home and are all within walking distance. Conveniently located just minutes from all the charm New Braunfels has to offer-Historic Gruene, Comal River, live music, dining, and year-round festivals. Quick



access to I-35 and I-10 make commuting to San Antonio, San Marcos, Seguin, or Austin a breeze.

Built in 2015

Essential Information

MLS® #	1873527
Price	\$287,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,577
Acres	0.14
Year Built	2015
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Traditional
Status	Active

Community Information

Address	2239 Hawk Dr.
Area	2707
Subdivision	AVERY PARK
City	New Braunfels
County	Guadalupe
State	TX
Zip Code	78130

Amenities

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

Interior

Interior	One Living Area, Eat-In Kitchen, Two Eating Areas, Breakfast Bar, Utility Room Inside, Secondary Bedroom Down, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Pull Down Storage, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry
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	Room, Walk in Closets, Attic - Pull Down Stairs, Attic - Storage Only
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Self-Cleaning Oven, Microwave Oven, Stove/Range, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Smoke Alarm, Security System (Owned), Pre-Wired for Security, Electric Water Heater, Garage Door Opener, Plumb for Water Softener, Smooth Cooktop, Solid Counter Tops, Custom Cabinets, City Garbage service
Heating	Central, 1 Unit
Cooling	One Central, Other
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	Stone/Rock, Siding, 1 Side Masonry
Exterior Features	Patio Slab, Covered Patio, Privacy Fence, Double Pane Windows, Storage Building/Shed, Mature Trees
Lot Description	Mature Trees (ext feat), Level
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Clear Spring
Middle	Canyon
High	Canyon

Additional Information

Date Listed	June 6th, 2025
Days on Market	150
HOA Fees	127.50
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Deborah Snelling
Listing Office	Keller Williams Heritage

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