

# \$439,000 - 1066 Carolyn, New Braunfels

MLS® #1882413

## \$439,000

Bedroom, Bathroom, 2,222 sqft  
Multi-Family (2-8 Units) on 0.23 Acres

Lake Front Hideaway, New Braunfels, TX

Turnkey investment opportunity in the desirable I35 Corridor between Austin and San Antonio featuring this well-maintained 2014 brick duplex fully leased at \$1595 and \$1550 respectively. . Perfect for buy-and-hold investors, this property offers cash flow potential once tax assessment is abated down to market value and boasts remarkably low carrying costs including low property taxes and HOA fees of only \$220 annually for both units. Each side features 3 bedrooms, 2 bathrooms, and a 2-car front-entry garage, with modern stained concrete flooring throughout for easy maintenance and durability. The units showcase granite countertops, ceiling fans, decorative fixtures, full-size washer/dryer connections, covered patios, and fenced backyards, all situated minutes from shopping with convenient IH 35 access. Professional property management is available for hands-off investing, making this an ideal turnkey opportunity for both new and seasoned investors seeking strong returns in a growing market.

Built in 2014

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 1882413   |
| Price          | \$439,000 |
| Square Footage | 2,222     |
| Acres          | 0.23      |



|            |                          |
|------------|--------------------------|
| Year Built | 2014                     |
| Type       | Multi-Family (2-8 Units) |
| Sub-Type   | One Story                |
| Status     | Active                   |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1066 Carolyn        |
| Area        | 2707                |
| Subdivision | Lake Front Hideaway |
| City        | New Braunfels       |
| County      | Comal               |
| State       | TX                  |
| Zip Code    | 78130               |

### Interior

|         |             |
|---------|-------------|
| Heating | Central     |
| Cooling | One Central |

### Exterior

|                   |               |
|-------------------|---------------|
| Exterior          | Brick         |
| Exterior Features | Covered Patio |
| Roof              | Composition   |
| Foundation        | Slab          |

### School Information

|          |             |
|----------|-------------|
| District | Comal       |
| Middle   | Church Hill |
| High     | Canyon      |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 117            |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Agent  | Erion Shehaj          |
| Listing Office | Signature Real Estate |

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