

\$389,000 - 1351 Patio, New Braunfels

MLS® #1885125

\$389,000

3 Bedroom, 3.00 Bathroom, 2,689 sqft
Residential on 0.10 Acres

KIRKWOOD, New Braunfels, TX

(Open House 8/23 Sun 2-4) Welcome to this delightful two-story garden home that perfectly blends comfort, convenience, and charm in a prime location. The spacious, thoughtfully designed layout provides everything you need for everyday living and entertaining. As you enter, you're greeted by a bright and airy open floor plan. The large kitchen is a chef's dream, featuring ample counter space and plenty of room for meal prep and gathering with friends and family. Adjacent to the kitchen is a cozy eat-in dining area, perfect for casual meals or your morning coffee. The inviting living room serves as the heart of the home, complete with a beautiful fireplace that adds warmth and character. Built-in shelving provides plenty of storage for books, photos, or decor. The seamless flow continues into the formal dining room, ideal for hosting holiday dinners or special occasions. Upstairs, you'll find generously sized bedrooms, each filled with natural light and designed for comfort and privacy. One of the standout features of this home is the stunning enclosed sunroom - a versatile space that brings the outdoors in all year long. Whether you're using it as an extra living area, a playroom, a home office, or simply a quiet spot to relax and enjoy the view of your private garden, this sunroom adds so much charm and flexibility. As a garden home, you'll also appreciate the ease of low-maintenance living and the close-knit community feel. Please note: This home cannot be sold for rental purposes due to HOA



guidelines - the neighborhood has reached its maximum capacity for rentals. Schedule a tour today and discover all this inviting home has to offer!

Built in 1992

Essential Information

MLS® #	1885125
Price	\$389,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,689
Acres	0.10
Year Built	1992
Type	Residential
Sub-Type	Garden/Patio Home/Detchd
Style	Two Story, Traditional, Other
Status	Active

Community Information

Address	1351 Patio
Area	2621
Subdivision	KIRKWOOD
City	New Braunfels
County	Comal
State	TX
Zip Code	78130

Amenities

Amenities	Pool
Parking	One Car Garage
Pool	None, Enclosed Pool

Interior

Interior	Two Living Area, Separate Dining Room, Eat-In Kitchen, Study/Library, Utility Room Inside, Open Floor Plan, Cable TV Available, High Speed
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	Internet, Laundry Main Level, Walk in Closets
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Built-In Oven, Gas Cooking, Dishwasher
Heating	Central
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Family Room
# of Stories	2.0
Stories	2

Exterior

Exterior	Brick, 4 Sides Masonry, Siding
Exterior Features	Patio Slab, Privacy Fence, Mature Trees
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	New Braunfels
Elementary	Seele
Middle	New Braunfel
High	New Braunfel

Additional Information

Date Listed	July 18th, 2025
Days on Market	107
HOA Fees	1200.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Melanie McMullin
Listing Office	eXp Realty

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