

\$295,000 - 309 Hummingbird Dr, New Braunfels

MLS® #1886954

\$295,000

4 Bedroom, 3.00 Bathroom, 2,472 sqft

Residential on 0.14 Acres

Quail Valley, New Braunfels, TX

Seller Offering \$5,000 in Seller Concessions! Exciting updates await in this 4-bedroom, 2.5-bath home boasting 2,472 square feet of living space. Recent upgrades include a NEW Roof (August 2025), NEW carpet (2025), water heater (2024), and HVAC (2018). The foundation has been professionally repaired and comes with a transferrable warranty for peace of mind. Step into the spacious kitchen - a dream for those who love to host - featuring stainless steel appliances, an entertaining island, generous counter space, ample cabinet storage, and a walk-in pantry. Upstairs, you'll find four roomy bedrooms, each with large walk-in closets, offering comfort and flexibility for growing households. Enjoy the outdoors with mature trees providing shade and privacy, and a deck perfect for gatherings or relaxing evenings. Ideally located in the heart of New Braunfels, this home offers easy access to Historic Gruene, HEB Plus, Creekside Shopping Center, and I-35 - putting dining, shopping, and entertainment just minutes away.

Built in 2006

Essential Information

MLS® #	1886954
Price	\$295,000
Bedrooms	4
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	2,472
Acres	0.14
Year Built	2006
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Active

Community Information

Address	309 Hummingbird Dr
Area	3100
Subdivision	Quail Valley
City	New Braunfels
County	Comal
State	TX
Zip Code	78130

Amenities

Amenities	None
Parking	Two Car Garage
Pool	None

Interior

Interior	One Living Area, Liv/Din Combo, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Walk-In Pantry, Utility Room Inside, All Bedrooms Upstairs, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Room, Walk in Closets, Attic - Access only
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Self-Cleaning Oven, Microwave Oven, Stove/Range, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Electric Water Heater, Garage Door Opener, Smooth Cooktop, Solid Counter Tops, City Garbage service
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	2.0
Stories	2

Exterior

Exterior	Stone/Rock, Cement Fiber
Exterior Features	Deck/Balcony, Privacy Fence
Lot Description	Level
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Oak Creek
Middle	Canyon
High	Canyon

Additional Information

Date Listed	July 24th, 2025
Days on Market	102
HOA Fees	75.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Melissa Bafidis
Listing Office	At Home Texas Realty

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