

\$599,900 - 403 Lake Champlain, New Braunfels

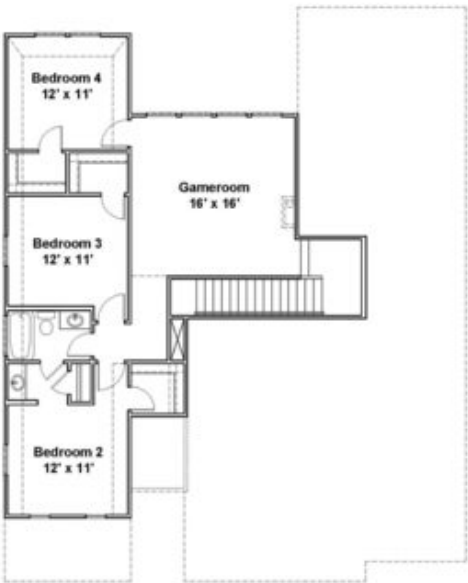
MLS® #1907897

\$599,900

4 Bedroom, 4.00 Bathroom, 2,852 sqft
Residential on 0.17 Acres

Legacy at Lake Dunlap, New Braunfels, TX

MLS# 1907897 - Built by Drees Custom Homes - Dec 2025 completion! ~ This thoughtfully designed home features a spacious 3-car garage and a private home office, ideal for remote work or focused productivity. The open-concept layout flows seamlessly into a cozy breakfast area, perfect for casual meals or morning coffee. Step outside to the covered outdoor living space, designed for year-round enjoyment and entertaining. At the end of the day, retreat to the luxurious owner's suite, complete with a spa-inspired bath and generous walk-in closet. The Abbey offers elevated everyday living in a beautifully crafted design.



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Built in 2025

Essential Information

MLS® #	1907897
Price	\$599,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,852
Acres	0.17
Year Built	2025
Type	Residential
Sub-Type	Single Family Detached
Style	Traditional



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Status	Active
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Community Information

Address	403 Lake Champlain
Area	2707
Subdivision	Legacy at Lake Dunlap
City	New Braunfels
County	Guadalupe
State	TX
Zip Code	78130

Amenities

Amenities	Park/Playground, Waterfront Access
Parking	Two Car Garage
Pool	None

Interior

Interior	Eat-In Kitchen, Island Kitchen, One Living Area, Open Floor Plan, Separate Dining Room, Walk-In Pantry
Appliances	Built-In Oven, Carbon Monoxide Detector, Ceiling Fans, Cook Top, Dishwasher, Disposal, Double Ovens, Dryer Connection, Electric Water Heater, Garage Door Opener, Gas Cooking, Ice Maker Connection, Microwave Oven, Plumb for Water Softener, Smoke Alarm, Solid Counter Tops, Vent Fan, Washer Connection
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	2.0
Stories	2

Exterior

Exterior	Stone/Rock, Stucco
Exterior Features	Double Pane Windows, Privacy Fence, Sprinkler System, Stone/Masonry Fence
Roof	Composition
Construction	New
Foundation	Slab

School Information

District	Comal
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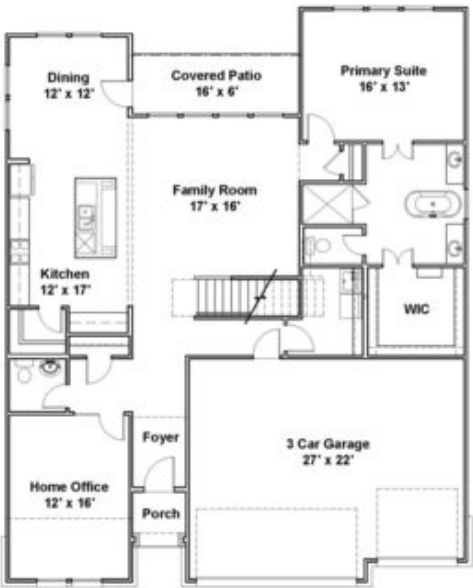
Elementary	Not Applicable
Middle	Canyon
High	Canyon

Additional Information

Date Listed	September 15th, 2025
Days on Market	50
HOA Fees	650.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Ben Caballero
Listing Office	HomesUSA.com



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