

# \$349,500 - 2738 Cinnamon Teal, New Braunfels

MLS® #1909059

**\$349,500**

3 Bedroom, 2.00 Bathroom, 2,177 sqft

Residential on 0.16 Acres

MOCKINGBIRD HEIGHTS, New Braunfels, TX

The Seller is Motivated!!! Fresh Paint. The floor plan is gorgeous; open floor plan, game room between secondary rooms, dining room is easy to access from the kitchen, and the wide table of the granite countertop. Thus, this cozy home is good for a family with kids. The living room area is blocked to be seen directly from the entrance area. Step outside into your private backyard, where fruit trees and colorful flowers create a serene and peaceful oasis, perfect for outdoor activities or simply unwinding after a busy day.

Built in 2012

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | 1909059                |
| Price          | \$349,500              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 2,177                  |
| Acres          | 0.16                   |
| Year Built     | 2012                   |
| Type           | Residential            |
| Sub-Type       | Single Family Detached |
| Style          | One Story              |
| Status         | Active                 |

## Community Information

Address 2738 Cinnamon Teal



|             |                     |
|-------------|---------------------|
| Area        | 2705                |
| Subdivision | MOCKINGBIRD HEIGHTS |
| City        | New Braunfels       |
| County      | Bexar               |
| State       | TX                  |
| Zip Code    | 78130               |

### **Amenities**

|           |                       |
|-----------|-----------------------|
| Amenities | Park/Playground, Pool |
| Parking   | Two Car Garage        |
| Pool      | None                  |

### **Interior**

|              |                                                                                                                                                                                                                                                      |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior     | One Living Area, Separate Dining Room, Eat-In Kitchen, Island Kitchen, Walk-In Pantry, Game Room, Utility Room Inside, High Ceilings, Open Floor Plan, Laundry Main Level, Walk in Closets                                                           |
| Appliances   | Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Refrigerator, Disposal, Dishwasher, Water Softener (owned), Smoke Alarm, Gas Water Heater, Garage Door Opener, Solid Counter Tops, Dryer, Self-Cleaning Oven, Washer |
| Heating      | Central                                                                                                                                                                                                                                              |
| Cooling      | One Central                                                                                                                                                                                                                                          |
| Fireplaces   | Not Applicable                                                                                                                                                                                                                                       |
| # of Stories | 1.0                                                                                                                                                                                                                                                  |
| Stories      | 1                                                                                                                                                                                                                                                    |

### **Exterior**

|                   |                              |
|-------------------|------------------------------|
| Exterior          | Brick, Siding                |
| Exterior Features | Covered Patio, Privacy Fence |
| Roof              | Composition                  |
| Construction      | Pre-Owned                    |
| Foundation        | Slab                         |

### **School Information**

|          |               |
|----------|---------------|
| District | New Braunfels |
| Middle   | New Braunfel  |
| High     | New Braunfel  |

### **Additional Information**

|             |                      |
|-------------|----------------------|
| Date Listed | September 19th, 2025 |
|-------------|----------------------|

|                |           |
|----------------|-----------|
| Days on Market | 45        |
| HOA Fees       | 105.00    |
| HOA Fees Freq. | Quarterly |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Agent  | Jason Jung           |
| Listing Office | Premier Realty Group |

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