

# \$494,900 - 228 Alpine Lakes, New Braunfels

MLS® #1916343

**\$494,900**

4 Bedroom, 3.00 Bathroom, 2,392 sqft  
Residential on 0.11 Acres

LEGACY AT LAKE DUNLAP, New Braunfels,  
TX

Step through the front entrance and you'll find a spacious entryway adorned with three large windows allowing natural light to illuminate the space. Located right off the front entrance is the utility room. As you proceed into the family room, you'll be captivated by the 19-foot ceilings. The corner kitchen features an island with built-in seating, a 5-burner gas cooktop and a walk-in pantry. The adjacent dining area is bathed in natural light from the corner wall of windows. Enter the private primary suite, where a wall of windows welcomes you filling the room with natural light. French doors lead you to the primary bath, which offers dual vanities, a spacious glass-enclosed shower, and two oversized walk-in closets. On the second floor, you'll discover an open game room. The secondary bedrooms feature walk-in closets, separate linen closets, and share a full bathroom. A private guest suite with a full bathroom completes the upstairs. Outside is a covered backyard patio. Completing the floor plan is a mud room located just off the two-car garage.



Built in 2025

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | 1916343   |
| Price    | \$494,900 |
| Bedrooms | 4         |

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|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,392                  |
| Acres          | 0.11                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Single Family Detached |
| Style          | Two Story              |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 228 Alpine Lakes      |
| Area        | 2707                  |
| Subdivision | LEGACY AT LAKE DUNLAP |
| City        | New Braunfels         |
| County      | Guadalupe             |
| State       | TX                    |
| Zip Code    | 78130                 |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | Waterfront Access, Park/Playground, Sports Court |
| Parking   | Two Car Garage, Attached                         |
| Pool      | None                                             |

### Interior

|              |                                                                                                                                                                                                                                                                                            |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior     | Two Living Area, Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Game Room, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Pull Down Storage, Cable TV Available, High Speed Internet, Walk in Closets                                                                             |
| Appliances   | Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Vent Fan, Smoke Alarm, Pre-Wired for Security, Gas Water Heater, Garage Door Opener, Plumb for Water Softener, Carbon Monoxide Detector |
| Heating      | Central, Heat Pump                                                                                                                                                                                                                                                                         |
| Cooling      | One Central                                                                                                                                                                                                                                                                                |
| Fireplaces   | Not Applicable                                                                                                                                                                                                                                                                             |
| # of Stories | 2.0                                                                                                                                                                                                                                                                                        |
| Stories      | 2                                                                                                                                                                                                                                                                                          |

Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior          | Brick, 4 Sides Masonry, Ston      |
| Exterior Features | Patio Slab, Covered Patio Gutters |
| Roof              | Composition                       |
| Construction      | New                               |
| Foundation        | Slab                              |



School Information

|          |        |
|----------|--------|
| District | Comal  |
| Middle   | Canyon |
| High     | Canyon |

Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 15                 |
| HOA Fees       | 650.00             |
| HOA Fees Freq. | Annually           |

Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Agent  | Lee Jones               |
| Listing Office | Perry Homes Realty, LLC |

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