

# \$450,000 - 224 Alves Ln 2, New Braunfels

MLS® #1789964S

**\$450,000**

3 Bedroom, 2.00 Bathroom, 1,513 sqft  
Townhouse/Condo

BAYSTONE, New Braunfels, TX

Welcome to your new haven in New Braunfels, where luxury and convenience meet in this newly constructed single-story condominium. Nestled within a private gated entrance, this home offers a secure and serene retreat, perfect for those seeking modern comfort and peace of mind. This exclusive property is part of a unique 1-building complex featuring 2 units, with the other unit available for purchase. This presents a rare opportunity for ownership and potential rental income, whether for investment purposes or accommodating extended family. Situated on an oversized lot, the condominium boasts a spacious layout both inside and out. A generously sized two-car garage provides ample storage and parking space, enhancing the practicality of the home's design. The exterior showcases a blend of heavy composition shingles, board and batten siding, elevation stone accents, hardy siding, and cedar shaker siding, ensuring durability and aesthetic appeal. Step inside to discover a sanctuary of elegance and functionality. The interior features double low-E energy-efficient vinyl windows with dividers, filling the space with natural light while enhancing energy efficiency. Engineered wood-like flooring spans the living, dining room, and kitchen areas, complemented by 4-inch decorative baseboards and crown molding for a touch of sophistication. Every detail has been thoughtfully crafted, from the decorative trim around windows and doorways to the 9-foot



ceiling plate and recessed lighting throughout. High-end lighting and plumbing fixtures add a luxurious touch, creating an ambiance of comfort and style. The kitchen is a chef's delight with custom cabinets, solid surface countertops, and stainless steel appliances, including a microwave oven/range and dishwasher. A stylish tile backsplash and black hardware complete the modern look, making the kitchen both functional and visually appealing. Both bathrooms offer a spa-like experience with custom features. The primary bathroom features a large tiled walk-in shower, a separate soaking tub, a double vanity, and tile flooring. The secondary bathroom includes a tub and shower combination with a tile surround, ensuring convenience and comfort for all residents. Storage is plentiful with large walk-in closets throughout, providing ample space for organization. Outside, a covered back patio overlooks a private, enclosed yard, offering a perfect spot for relaxation or outdoor gatherings. Beyond the comfort of your new home, New Braunfels offers an array of attractions and family-friendly amenities. Located near Schlitterbahn, a renowned water park, and Gruene, a historic district with charming shops and eateries, there's always something exciting to explore. Easy access to I-35 and iconic Buc-ee's ensures convenience for endless snacks, effortless commuting, and daily needs. In addition to its prime location and luxurious features, this condominium presents great rental potential, including opportunities on platforms like Airbnb. Whether you're considering it for investment purposes or as a secondary income stream, this property offers versatility and value. In summary, this newly constructed condominium in New Braunfels combines luxurious living with practicality, convenience, and excellent investment potential. With the option to purchase the adjacent unit, it provides

flexibility and opportunity for a variety of living arrangements or rental strategies. Discover your new lifestyle in New Braunfels today, where comfort, style, and financial opportunity await.

Built in 2022

**Essential Information**

MLS® #	1789964S
Price	\$450,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,513
Year Built	2022
Type	Townhouse/Condo
Sub-Type	Low-Rise (1-3 Stories)
Status	Active

**Community Information**

Address	224 Alves Ln 2
Area	2615
Subdivision	BAYSTONE
City	New Braunfels
County	Comal
State	TX
Zip Code	78130

**Amenities**

Amenities	None
Parking	Oversized
# of Garages	2

**Interior**

Interior Features	One Living Area, Living/Dining Combo, Eat-In Kitchen, Island Kitchen, Utility Area Inside, 1st Floort Level/No Steps, Open Floor Plan, Laundry Main Level, Laundry Room
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven,

	Stove/Range, Disposal, Dishwasher, Electric Water Heater
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1
Stories	1

### **Exterior**

Exterior	Stone/Rock, 3 Sides Masonry
Exterior Features	Ground Floor Unit, Privacy Fence, Double Pane Windows
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

### **School Information**

District	Comal
Elementary	Freiheit
Middle	Canyon
High	Canyon

### **Additional Information**

Date Listed	July 1st, 2024
Days on Market	367
HOA Fees	50
HOA Fees Freq.	Monthly
Gated Community	Yes