

# \$449,000 - 2343 Country Grace, New Braunfels

MLS® #572647

**\$449,000**

4 Bedroom, 2.00 Bathroom, 3,072 sqft

Residential on 0.35 Acres

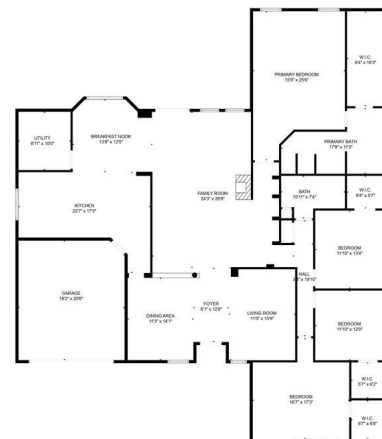
South Bank #1, New Braunfels, Texas

ONE STORY BRICK HOME IN SOUTH BANK! 4 BEDROOMS, 2 BATHROOMS, 2 CAR GARAGE, 2 LIVING AREAS, 2 DINING AREAS, LARGE LAWN, SPRINKLER SYSTEM, XERISCAPED, FENCED, COVERED BACK PORCH, STORAGE SHED, HUGE ISLAND KITCHEN, WALK IN PANTRY AND LAUNDRY COMBO, BEAUTIFUL ENTRY WITH LIVING AREA OR STUDY TO RIGHT AND DINING TO THE LEFT LEADING TO FAMILY ROOM WITH FIREPLACE. BUILT IN BOOK CASES, HUGE MASTER BEDROOM W DOUBLE VANITY, SEPERATE GARDEN TUB AND SHOWER. BEDROOMS 2-4 ARE GOOD SIZE, ALL WITH WALK IN CLOSETS. SOUTH BANK HAS A SUPERIOR AMENITY CENTER WITH A POOL, CLUB HOUSE, TENNIS COURTS, AND PLAY GROUND. IN ADDITION, THEY HAVE A RIVER PARK WITH ACCESS TO THE GUADALUPE RIVER FOR SWIMMING, FISHING AND KAYAKING.

Built in 1994

## Essential Information

MLS® #	572647
Price	\$449,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	3,072



FLOOR PLAN CREATED BY CUBICSCA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Acres	0.35
Year Built	1994
Type	Residential
Sub-Type	Single Family
Style	Traditional
Status	Active
Has Pool	Yes

### **Water Feature/View**

View	River, Water
Water Body	Guadalupe River

### **Community Information**

Address	2343 Country Grace
Subdivision	South Bank #1
City	New Braunfels
County	Guadalupe
State	Texas
Zip Code	78130

### **Amenities**

Utilities	Electricity Available, High Speed Internet Available
Features	Barbecue, Clubhouse, Community Pool, Dock, Fishing, Fitness Center, Park, Pier, Playground, Sport Court(s), Street Lights, Tennis Court(s)
# of Garages	2

### **Interior**

Interior	Carpet, Tile
Appliances	Range, Electric Range, Electric Water Heater, Range Hood
Heating	Electric, Fireplace(s)
Cooling	Electric, OneUnit
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Covered Patio, Play Structure, Private Yard
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Roof	Composition, Shingle
Construction	HardiPlank Type, Masonry
Foundation	Slab

**School Information**

District	New Braunfels ISD
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**Additional Information**

Date Listed	March 12th, 2025
Days on Website	213
Days on Market	163
HOA Fees	750
HOA Fees Freq.	Annually

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