# \$649,900 - 308 Shangrila Ln., New Braunfels

MLS® #00308

### \$649,900

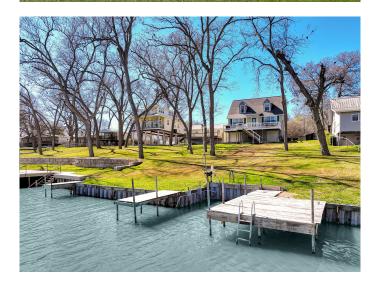
3 Bedroom, 2 Bathroom, 1,628 sqft Residential on 0.28 Acres

N/A, New Braunfels, Texas

Charming residence perfectly perched on 83' of prime and improved Lake McQueeney water frontage to include a boat slip with an attached dock and retaining wall. The sprawling lawn offers over a quarter of an acre, laced with mature trees that grant ample shade during the summer days. Within the residence, you are granted elevated views of the Lake throughout. The covered front porch brings you indoors where you are welcomed into an open floor plan conjoining the kitchen & living room. The darling kitchen features a tile backsplash perfectly paired with the expansive granite countertops that offer bar seating, allowing extra space when hosting guests. Moving into the living room you'II notice the built-in entertainment area that offers ample storage space and doubles as extra seating with bench spots. From here you can appreciate the amazing views of Lake McQueeney through the many windows! Down the hall you will find the Owner's Suite, which is complete with an attached en suite featuring a single vanity, tiled walk-in shower with a built-in bench and walk-in closet with shelving and hanging racks. On the secondary level of the home you have two remaining bedrooms, each featuring a large walk-in closet and accompanied by a full service bathroom. Be sure to enjoy the amazing views from up here, or enjoy views of the Lake from the back balcony, accessible through the living room. From here you can appreciate the elevated views of the lake or host gatherings







as this expansive deck offers ample space for guests. Take the stairs down to the luscious lawn and take off towards the waters edge! Be sure to grab all of your water toys & accessories, which can conveniently be stored beneath the home, before you jump into the emerald waters of Lake McQueeney.

Built in 2006

#### **Essential Information**

MLS® # 00308

Price \$649,900

Bedrooms 3
Bathrooms 2

Square Footage 1628

Acres 0.28

Year Built 2006

Type Residential

Status Sold

## **Community Information**

Address 308 Shangrila Ln.

Subdivision N/A

City New Braunfels

State Texas Zip Code 78130

#### **Amenities**

Features Dishwasher, Living Room, Microwave, Lakefront, Riverfront, Waterfront

# of Garages 2

Waterfront Type Lake McQueeney

Waterfront Footage83

Water Feature/ViewLake McQueeney

#### Interior

Stories 2

#### **Exterior**

Lot Description 0.28

## **School Information**

District Seguin ISD

Elementary Oralia Rodriguez

Middle Briesemeister

High Seguin High School

## **Additional Information**

Short Term Rental Allowed yes