

\$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 83â€™™ 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 youâ€™™ll 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 Ownerâ€™™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 Footage	83
Water Feature/View	Lake 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