

\$599,500 - 311 Lakeview Blvd, New Braunfels

MLS® #00311

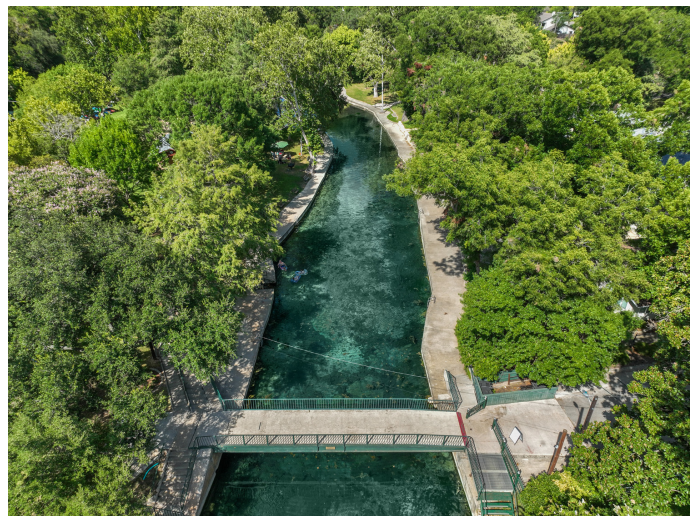
\$599,500

3 Bedroom, 2 Bathroom, 1,229 sqft

Residential on 0.25 Acres

Landa Park Highlands, New Braunfels, Texas

Charming property with Island Privileges, situated on a quarter acre with mature trees and meticulous landscaping. This three bedroom residence offers a unique floorplan that grants the potential of a private but connected guest space along with an office. The wood plank walls throughout the living and dining areas adds extra texture within the home and pair perfectly with the hardwood floors. The galley style kitchen is complete with a built-in convection oven and five-burner gas stove top. The adjoining dining area and bar seating joining the living room and kitchen offer ample seating. The owner's suite features stunning wood floors and walk-in closet. The primary bathroom features a single vanity, adequate storage and a Claw Foot tub. A third bedroom, complete with a large closet and private outdoor access through the French doors. Here, you will notice an additional space commonly used as an office or study. Outside is a generous patio area overlooking a well cared for and landscaped private backyard complete with a storage shed to store all of your outdoor tools and accessories. Continue the fun outdoors as Landa Park is just down the hill. Enjoy a day at the Aquatics Center, take a ride on the locally famous Landa Park Train, cool off in the spring fed wading pool, practice your golf swing at the improved Landa Golf Course, or catch a Concert in the Park over at the dance slab in the summer. You can even drive your golf cart to Wursthfest! Centrally located this home is 2.5



miles from Gruene and less than 2 miles from downtown New Braunfels.

Built in 1942

Essential Information

MLS® #	00311
Price	\$599,500
Bedrooms	3
Bathrooms	2
Square Footage	1229
Acres	0.25
Year Built	1942
Type	Residential
Status	Sold

Community Information

Address	311 Lakeview Blvd
Subdivision	Landa Park Highlands
City	New Braunfels
State	Texas
Zip Code	78130

Amenities

Waterfront Type	Comal River
Waterfront Footage	N/A
Water Feature/View	Comal River

Interior

Stories	1
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Exterior

Lot Description	0.25
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School Information

District	New Braunfels ISD
Elementary	Lamar Elementary
Middle	Oak Run Middle
High	New Braunfels High School

Additional Information

Short Term Rental Allowed no