

\$349,900 - 3434 Monroe Ave, New Braunfels

MLS® #0003434

\$349,900

3 Bedroom, 2 Bathroom, 2,120 sqft

Residential on 0.16 Acres

Heritage Park at Morningside, New Braunfels, Texas

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<h1>Video Tour</h1>

<p class="video"><iframe title="YouTube video player"

src="https://www.youtube.com/embed/RJaeVvkrDrY" width="560" height="315"

frameborder="0"

allowfullscreen="allowfullscreen"></iframe></p>

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<p>Welcome to your backyard oasis, where the sun shines brighter, the pool sparkles just for you, and every day feels like a mini-vacation! Picture this: you’re kicking off your shoes, strolling across your expansive backyard, and slipping into your gorgeous, beach-entry pool—LED lights set the perfect glow for those late-night swims. Hosting weekend BBQs? You’ve got it covered—literally—with your oversized patio, complete with cedar posts, a breezy ceiling fan, and plenty of outlets to keep the party going all night long And thanks to the HOA easement behind the property, you’ll enjoy the peace and privacy that make this backyard a true sanctuary. Inside, it’s light, bright, and full of life. The open-concept layout lets sunshine flood every corner, making your living spaces feel warm and inviting. In the kitchen, you'll be whipping up snacks in style, surrounded by sleek black appliances, a roomy farm sink, and a dining area that practically begs for morning coffee



with a view of your private paradise. Upstairs, the loft is your blank canvas—home office, playroom, movie night den? You decide! And when it's time to relax, retreat to your dreamy owner's suite, where the oversized windows welcome in golden sunsets, and a cozy sitting nook invites you to curl up with a book. Need more space? Your massive walk-in closet is built to impress, complete with shoe shelving for every pair you own (and those yet to come). In this home, life just feels easier—whether you're floating in the pool, sipping a cold drink on the patio, or enjoying the privacy of your peaceful backyard retreat. Ready to live the dream every single day? Dive in!</p>

Built in 2018

Essential Information

MLS® #	0003434
Price	\$349,900
Bedrooms	3
Bathrooms	2
Half Baths	1
Square Footage	2120
Acres	0.16
Year Built	2018
Type	Residential
Status	Sold

Community Information

Address	3434 Monroe Ave
Subdivision	Heritage Park at Morningside
City	New Braunfels
State	Texas
Zip Code	78132

Amenities

Features	Dishwasher, Family Room, Fenced Yard, Living Room, Swimming Pool
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# of Garages	2
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Interior

Stories	2
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Exterior

Lot Description	0.16
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School Information

District	Comal ISD
Elementary	Morningside
Middle	Danville
High	Davenport

Additional Information

Short Term Rental Allowed	no
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