

$544,000.00

1622 GRUENE VINEYARD CROSSING, NEW BRAUNFELS, TX 78130, USA

https://bunkerhillhomes.com

LOCATION! LOCATION! RARE OPPORTUNITY TO OWN THE BEST VILLA IN THE NEIGHBORHOOD! AMAZING 2/2 WITH UPPER DECK THAT HAS BIRDSEYE VIEW OF THE FAMOUS GRUENE WATER TOWER. THE HOME IS AN OPEN FLOOR PLAN WITH LIVING ,KITCHEN AND SUNROOM ALL LOOKING OUT TO PRIVATE BACKYARD. THE NATURAL LIGHT ILLUMINATES THROUGH THE MANY WINDOWS. KITCHEN HAS [...]

Rooms & Units Description

Property title: 1622 Gruene Vineyard New Braunfels Texas 78130

Room Count: 3

Room Description: Family Room,Home Office/Study,Sun Room,Utility Room in House

Bed Room Description: 1 Bedroom Up,En-Suite Bath,Primary Bed - 1st Floor

Master Bath Desc: Primary Bath: Separate Shower,Secondary Bath(s): Tub/Shower Combo,Vanity Area

Photo Count: 30

HOA Mandatory: 1

Original List Price: 549000.00

Key Map: 1

Vac Rental: Not Allowed

Property Details

Parcel Number: 378802

Lot Desciption: Cleared,Patio Lot,Subdivision Lot

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 470.18

Acres: 0.068

Acres Desciption: 0 Up To 1/4 Acre

Dwelling Type: Free Standing

Stories: 1.5

Floors: Carpet,Concrete,Tile

Restrictions: Deed Restrictions,Restricted, Deed Restrictions,Restricted

Property Features

Interior: Dryer Included,High Ceiling,Refrigerator Included,Washer Included

Roof: Aluminum

Foundation: Slab

Heat System: Central Electric

Cool System: Central Electric

Pool Area: 1

Fireplace Description: Wood Burning Fireplace

Fireplaces Number: 1

Energy: Attic Fan,Insulated/Low-E windows,Tankless/On-Demand H2O Heater

Dishwasher: 1

Water Sewer: Public Sewer,Public Water

Microwave: 1

Siding: Stone,Stucco,Wood

Fees & Taxes

Tax Rate: 1.9733 **Tax Amount:** 5899

Tax Year: 2022 **Maint Fee Includes:** Limited Access Gates,Recreational Facilities

Basics

Baths Full: 2 **Year Built Src:** Appraisal District

Price Change Timestamp: 2023-05-30T11:16:51.593

Location Details

Area: 83 **County Or Parish:** Comal

School District: 141 - Comal **Directions:** From I35 exit onto FM 306. Turn left on E Common St turn right onto Gruene Vineyard Crossing. Drive down Gruene Vinyard crossing last house on the left across from the pool next to big Oak Tree.

School Elementary: GOODWIN FRAZIER ELEMENTARY SCHOOL **School Middle:** CHURCH HILL MIDDLE SCHOOL

School High: CANYON HIGH SCHOOL (COMAL) **Subdivision:** Vineyard Gruene II

State: Texas **Zip:** 78130

City: New Braunfels

Miscellaneous

Annual Maint Desc: Mandatory

Connections: Electric Dryer Connections,Washer Connections

Disposal: 1

Range Type: Gas Range

Access: Automatic Gate

Realist Block: Deed Restrictions,Restricted

Disclosures: Sellers Disclosure

Finance Available: Cash Sale,Conventional,FHA,VA

Legal: VINEYARD AT GRUENE II, BLOCK 5, LOT 76

DOM: 136

Courtesy of

List Office Name: Berkshire Hathaway Home Svs.