



\$565,000.00

1682 GRUENE VINEYARD CROSSING, NEW BRAUNFELS, TX 78130, USA

<https://test.houston-re.com>



Prime Location! Well maintained custom home within walking distance to Gruene. Primary bedroom is down stairs, island kitchen, spacious living room, covered patio and the HOA provides lawn care. This PRESTIGIOUS gated community provides you easy access with low maintenance. Ideal for the retiree or as a second home. Come Enjoy GRUENE Living.

Rooms & Units Description

Property title: 1682 Gruene Vineyard New Braunfels Texas 78130

Photo Count: 19

Original List Price: 615000.00

Room Count: 2

HOA Mandatory: 1

Key Map: 1



Property Details

Parcel Number: 391886	Lot Description: Subdivision Lot
Style: Traditional	List Type: Exclusive Right to Sell/Lease
Price Sq Ft List: 425.13	Acres: 0.0487
Acres Description: 0 Up To 1/4 Acre	Dwelling Type: Free Standing
Stories: 1.5	Restrictions: Deed Restrictions, Deed Restrictions

Property Features

Roof: Other	Foundation: Slab
Heat System: Central Electric	Cool System: Central Electric
Water Sewer: Public Sewer,Public Water	Siding: Stone,Stucco

Fees & Taxes

Tax Rate: 2.1209	Tax Amount: 7429
Tax Year: 2022	

Basics

Baths Full: 2	Baths Half: 1
Year Built Src: Appraisal District	Price Change Timestamp: 2023-09-01T08:11:02.777

Location Details



Area: 83

School District: 141 - Comal

School Elementary: GOODWIN
FRAZIER ELEMENTARY SCHOOL

School High: CANYON HIGH SCHOOL
(COMAL)

State: Texas

City: New Braunfels

County Or Parish: Comal

Directions: From Loop 337 take Common St north. Left on Gruene Vineyard Crossing. You can park on Gruene Vineyard but driveway and house are better accessed from the alley way

School Middle: CHURCH HILL MIDDLE SCHOOL

Subdivision: Vineyard Gruene

Zip: 78130

Miscellaneous

Annual Maint Desc: Mandatory

Disclosures: Sellers Disclosure

Legal Subdivision: VINEYARD AT GRUENE II, BLOCK
5, LOT 88

Realist Block: Deed Restrictions

Legal: VINEYARD AT GRUENE II, BLOCK
5, LOT 88

DOM: 36

Courtesy of

List Office Name: Southern Spaces Realty

