



230, FALLING HILLS, NEW BRAUNFELS, NEW BRAUNFELS, TX, 78132

<https://elevateaustingroup.com>

Discover this charming rustic custom home, a perfect blend of comfort and style. Featuring an open floor plan, the residence boasts low maintenance stained concrete flooring throughout, creating a seamless and elegant look. The living room, with its vaulted ceiling adorned with beams, rock fireplace, and double front doors, exudes warmth and character. Inside, solid ...

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\$630,000

- 3 beds
- 2 baths
- Single Family Residence
- Buy
- Active
- 1925 sq ft



Marsha Kovar

Basics



• ELEVATE AUSTIN •

Rent or Buy: Buy
Status: Active
Bathrooms: 2 baths
Year built: 2012
County Or Parish: Comal
Lot Size Square Feet: 43995.6 sq ft

Type: Single Family Residence
Bedrooms: 3 beds
Area: 1925 sq ft
Subdivision Name: River Chase 6
Bathrooms Full: 2
Lot Size Acres: 1.01 sq ft

Building Details

Parking Features: Aggregate, Attached, Driveway, Garage, Garage Door Opener, Garage Faces Side, Kitchen Level, Oversized
View: Hill Country
Covered Spaces: 2
Accessibility Features: None
Garage Spaces: 2
Roof: Metal

Amenities & Features

Water Source: Public
Appliances: Built-In Electric Oven, Built-In Oven(s), Cooktop, Dishwasher, Disposal, Electric Cooktop, Electric Oven, Water Heater-Electric
Sewer: Aerobic Septic
Exterior Features: Private Yard
Window Features: Blinds, Double Pane Windows, Window Treatments
Attached Garage Yes/ No: 1
Heating: Central, Electric, Fireplace(s), Wood
Fireplace Features: Living Room, Masonry, Wood Burning
Patio & Porch Features: Covered, Deck, Front Porch, Patio, Porch, Rear Porch
Pool Features: In Ground
Spa Features: None
Waterfront Features: None
Cooling: Ceiling Fan(s), Central Air, Electric
Interior Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Beamed Ceilings, Granite Counters, Electric Dryer Hookup, Primary Bedroom on Main, Recessed Lighting
Flooring: Concrete
Fencing: Privacy, Wood

