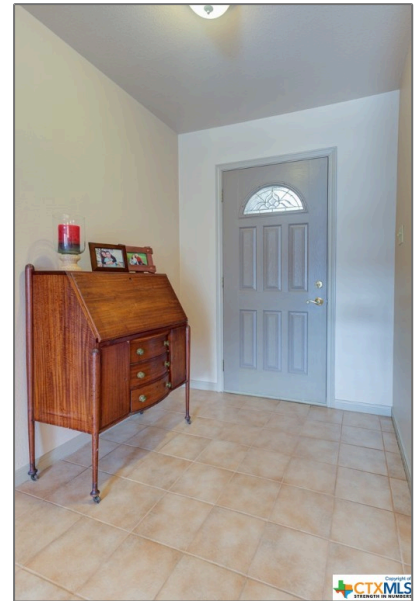
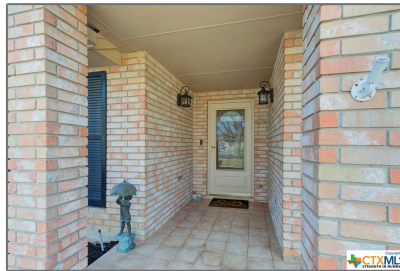


**JOSHUA
DOWNEY**
your hometown agent

Residential

- 136 Dundee Grace, New Braunfels, Texas 78130



Primary Features

Listing ID:	497474
Price:	\$399,900
Original List Price:	\$539,900
Year Built:	1992
Property Type:	Residential
Property Sub Type:	Single Family Residence
Listing Type:	For Sale
View:	Yes
Bedrooms:	3
Bathrooms:	3

Interior Features

✓ Swimming Pool:	In Ground, Community, Outdoor Pool, Fenced, Pool Cover
✓ Heating System:	Heat Pump, Central, Electric, Multiple Heating Units, Zoned, Fireplace(s)
✓ Cooling System:	2 Units, Electric, Zoned, Central Air, Heat Pump
✓ View:	Lake
✓ Security:	Smoke Detector(s), Controlled Access
✓ Patio:	Patio, Covered, Porch, Deck
✓ Parking:	

Baths Full:

Garage Door Opener,
Garage, Attached,
Oversized, Driveway
Level, Garage Faces
Front, Door-Single



Laundry:

Inside, Laundry Room,
Main Level, Washer
Hookup, Laundry in
Utility Room, Electric
Dryer Hookup



Fireplace:

Wood Burning, Family
Room



Interior Features:

Multiple Dining Areas,
Separate Shower, Home
Office, Garden
Tub/Roman Tub, Attic,
Ceiling Fan(s), Pull Down
Attic Stairs,
Separate/Formal Dining
Room, Master
Downstairs, Eat-in
Kitchen, Storage, Dining
Area, Kitchen/Dining
Combo, Main Level
Master, Entrance Foyer,
Double Vanity, Multiple
Closets, Bookcases, His
and Hers Closets,
Chandelier, All Bedrooms
Down

Half Bathrooms:	1
Acres:	0.38 Acre
Status:	Active

Location [Information](#)

Country:	US
State:	TX
County:	Guadalupe
City:	New Braunfels
Subdivision:	South Bank #1
Zipcode:	78130
Parcel Number:	41918

External [Features](#)

✓ Exterior Features:	Covered Patio, Deck, Rain Gutters, Porch, Lighting
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Lot Dimensions:	106X151X112X152
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✓ Fencing:	Partial, Privacy
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✓ Foundation:	Slab
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✓ Water Features View:	Water Access, Dock Access
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Waterfront:	No
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List Office Name:	BHHS Don Johnson REALTORS - NB
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AssociationFee:	\$0
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AssociationFee:	\$0
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AssociationFeeFrequency:	\$0
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AssociationFeeIncludes:	\$0
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✓ AccessibilityFeatures:	Level Lot, Safe Emergency Egress from Home
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Additional

✓ Other Utilities:	High Speed Internet Available, Electricity Available, Cable Available, Underground Utilities, Trash Collection Public
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Appliances:

Dishwasher, Disposal, Microwave, Oven, Cooktop, Some Electric Appliances, Plumbed For Ice Maker, Built-In Oven, Down Draft, Electric Cooktop, Electric Water Heater, Water Softener Owned

AssociationFee: **\$750**

AssociationFeeFrequency: **\$0**

✓ CommunityFeatures: Clubhouse, Street Lights, Trails/paths, Pier, Playground, Park, Dock, Fitness Center, Tennis Court(s), Dog Park, Community Pool, Curbs, Basketball Court, Fishing, Sport Court(s), Kitchen Facilities, Gutter(s), Barbecue

ConstructionMaterials: **Brick, Masonry**

DaysOnMarket: **204**

GarageYN: **Yes**

GarageSpaces: **2**

✓ Roof: **Shingle, Composition**

✓ HighSchool: **New Braunfels High School**

✓ MiddleOrJuniorSchool: **New Braunfels Middle School**

✓ ElementarySchool: **Memorial Elementary**

LivingArea: **2,248 Sqft**

✓ Levels: **One**

✓ Flooring: **Ceramic Tile, Combination**

✓ Sewer: **Public Sewer**

TaxAnnualAmount: **\$0**

DirectionFaces: **North**

ElementarySchoolDistrict: **New Braunfels ISD**

HighSchoolDistrict: **New Braunfels ISD**

MiddleOrJuniorSchoolDistrict: **New Braunfels ISD**

WaterBodyName: **Lake Dunlap**

Agent [Info](#)



Joshua Downey

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☎ (830)632-3036

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