

# 1424 COFFEE TREE DRIVE

NEW BRAUNFELS, TX 78130 | MLS #: 522732

**\$305,000.00** | 3 BEDS | 2 BATHROOMS | 3 CAR PARKING | 1966 SQUARE FEET



View Online: <http://www.mysinglepropertywebsites.com/117209>

For Instant Photos: Text 242439 To 415-877-1411

**VA ASSUMABLE 2.50% LOAN and \$6000.00 in Seller Concession**, making it a unique opportunity for savvy buyers. Impeccably maintained and barely lived in, it awaits new owners! This 2019, stunning 3-bedroom, 2-bathroom gem boasts a generous 1966 square feet of living space, embracing a spacious open concept that seamlessly blends style and comfort. Step into the heart of the home, where the kitchen takes center stage with gleaming granite countertops and an island with tons of counter space and cabinets! Two dining areas cater to both intimate family dinners and larger gatherings. The thoughtful split floor plan ensures privacy, with the master suite offering a serene retreat. The two additional bedrooms provide ample space for family and guests. This home is loaded with more than enough storage space for your belongings! Beyond the interiors, discover the large backyard with a covered patio, setting the scene for lively celebrations, or quiet moments of relaxation. The front and back yards are fully irrigated. Located on a quiet cul-de-sac! Don't miss out on the chance to call this residence yours. Schedule a viewing today and step into this beautiful home and see for yourself every detail that this home offers! Washer/Dryer and Refrigerator to convey with sale!

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- 2.50 % VA Assumable Loan
- Open Floor Plan
- Private Master Suite
- Granite countertops
- 2 Eating Areas



## AGENT INFORMATION

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Buyer or Buyers Agent to verify all measurements, schools and taxes.

## ABOUT CHERI KIMBLE

### Cheri Kimble

I want to make your real estate transaction go as smoothly as possible! I will use my experience and knowledge as a realtor to exceed your expectations and help you close your transaction.