

# \$284,000 - 2119 Brinkley Drive, New Braunfels

MLS® #5706412

## \$284,000

3 Bedroom, 3.00 Bathroom, 1,594 sqft  
Residential on 0.14 Acres

Avery Park, New Braunfels, TX

SELLERS ARE OPEN TO PROVIDING A 2-1 RATE BUY-DOWN WITH THE RIGHT OFFER!! Welcome to your future home sweet home in Avery Park! This charming two-story abode features new laminate flooring and interior paint that make it a gem in this sought-after neighborhood. Step inside and discover the heart of the home: a spacious family room that flows effortlessly into the kitchen and dining area. Perfect for entertaining or simply relaxing with loved ones, this open layout ensures no one feels left out, whether you're whipping up a gourmet meal or hosting a game night. Upstairs, you'll find three cozy bedrooms plus a fantastic bonus room, ideal for a home office, hobby space, or your own personal zen den. The best part? With farm land behind the house, you'll enjoy peace, privacy, and picturesque views—no nosy neighbors here! Avery Park itself is more than just a neighborhood; it's a lifestyle. Close to top-notch restaurants, historic Seguin, and the vibrant charm of Gruene, you'll never run out of things to explore and enjoy. Whether it's savoring a delicious meal at a local eatery or dancing the night away at Gruene Hall, you're right in the heart of the action. Recent upgrades include new laminate flooring. Imagine mornings with sunlight streaming in and evenings spent relaxing on your back patio, soaking in the tranquil atmosphere. Don't miss your chance to own this delightful slice of Avery Park living. Schedule a tour today and see for yourself why this home is



where fun meets function, and memories are waiting to be made. Your dream home awaits!

Built in 2011

### **Essential Information**

MLS® #	5706412
Price	\$284,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,594
Acres	0.14
Year Built	2011
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### **Community Information**

Address	2119 Brinkley Drive
Area	GU
Subdivision	Avery Park
City	New Braunfels
County	Guadalupe
State	TX
Zip Code	78130

### **Amenities**

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Phone Available, Sewer Connected, Water Connected
Features	Playground, Park, Trails/Paths
Parking	Garage, Garage Door Opener
Garage Spaces	2
Garages	Garage Door Opener
View	Neighborhood, Pasture
Waterfront	None

### **Interior**

Interior	Carpet, Laminate, Tile
Appliances	Dishwasher, Electric Range, Free-Standing Electric Range, Disposal, Plumbed For Ice Maker, Water Softener Owned
Heating	Central, Electric
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Exterior Steps
Lot Description	Back Yard, Front Yard, Landscaped, Level
Roof	Composition
Construction	Cement Siding, HardiPlank Type, Masonry, Stone
Foundation	Slab

### **School Information**

District	Comal ISD
Elementary	Clear Spring
Middle	Canyon Middle
High	Canyon

### **Additional Information**

Date Listed	June 26th, 2024
Days on Market	163

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