

# \$600,000 - 7940 Fm 306 Modern Lake, New Braunfels

MLS® #3125684

## \$600,000

3 Bedroom, 2.00 Bathroom, 1,304 sqft  
Residential on 0.20 Acres

Gruene Lake Ranch, New Braunfels, TX

Your next modern hill country oasis awaits you at Gruene Lake Ranch. This turn-key property is short-term rental friendly with optional furniture packages available. This home boasts floor to ceiling front windows, beamed ceilings and lucious quartz countertops. Whether you plan to occupy or rent out this home, it is sure to take your breath away. Sit on your front porch and enjoy the astounding water views. Thereâ€™s something for everyone here! Take a walk around the trails and bike paths along the edge of beautiful Gruene Lake. Take a short walk to the multiple pools and amenities offered on site.\*Amenities subject to change. [gruenelakeranch.com](http://gruenelakeranch.com). Buyer to room dimensions.

Built in 2022

## Essential Information

MLS® #	3125684
Price	\$600,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,304
Acres	0.20
Year Built	2022
Type	Residential
Sub-Type	Condominium
Status	Active



## Community Information

Address	7940 Fm 306 Modern Lake
Area	CM
Subdivision	Gruene Lake Ranch
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

## Amenities

Utilities	Electricity Connected
Features	Common Grounds/Area, Playground, Pool, Barbecue, Clubhouse, Fishing, Maintenance On-Site, Shopping, Trails/Paths
Parking	Additional Parking, Assigned
View	Hills, Creek/Stream, Lake
Is Waterfront	Yes
Waterfront	Stream, Waterfront

## Interior

Interior	Wood
Appliances	Built-In Range
Heating	Central, Propane
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Great Room
# of Stories	1
Stories	One

## Exterior

Exterior Features	Private Yard, Barbecue, Private Entrance
Lot Description	Landscaped, Level, Xeriscape
Roof	Metal
Construction	Stucco, Wood Siding
Foundation	Slab

## School Information

District	Comal ISD
Elementary	Hoffman Lane
Middle	Mountain Valley Middle

High Canyon

### **Additional Information**

Date Listed March 31st, 2023

Days on Market 414

### **Listing Details**

Listing Office Pinnacle Realty Advisors

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