



## NEAR DOWNTOWN NEW BRAUNFELS TEXAS

546 S. ACADEMY AVE. , New Braunfels TX 78132

MLS:1757685    PRICE:\$649,900.00



**Bedrooms:** 3  
**Full Baths:** 2

**Subdivision:** SOPHIENBURG HILL  
**Floors:** 1



### PROPERTY FEATURES:

- Central A/C
- High/Vaulted ceiling
- Tile floor
- Dishwasher
- Microwave
- Attic
- Yard
- Central heat
- Walk-in closet
- Living room
- Refrigerator
- Granite countertop
- Laundry area - inside
- Fireplace
- Hardwood floor
- Breakfast nook
- Stove/Oven
- Stainless steel appliances
- Balcony, Deck, or Patio



### OTHER FEATURES:

- METAL ROOF
- HUGE FLOORED ATTIC
- PRIVACY FENCE



### PROPERTY DESCRIPTION:

Step into history with this charming cottage style home, nestled in the heart of New Braunfels in the Sophienburg Hill Historic Designation! With a front porch sure to make all your Texas sunset dreams come true, this captivating home offers the perfect blend of timeless elegance and modern convenience. Boasting fresh interior paint, an all electric fireplace, zero scape, an incredibly spacious primary suite, and character at every turn, this home is sure to stun! The new privacy fence allows for a secluded feel, providing a private atmosphere for your comfort. Lots of parking on the side of the house and a rear entry alley!! Huge decked attic for storage!! Just a five minute walk to downtown dining and entertainment, and minutes away from the new co-op silo project, this home's location offers a truly unique opportunity to become immersed in the New Braunfels culture and community! Don't miss out on this opportunity to own a piece of Texas history!

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