

# 470 PECAN MEADOWS

NEW BRAUNFELS, TX 78130 | MLS #: 1633687

**\$409,000** | 3 BEDS | 2 BATHROOMS | 2 GARAGE CAR PARKING | 2011 SQUARE FEET



View Online: <http://www.viewlisting.info/110637>  
For Instant Photos: Text 391164 To 415-877-1411

This is it! The value of this home is worth the ownership! Homeowners are very particular and show their pride in this home. You'll love the flow of the floor plan and what this home has to offer. Big kitchen with granite, built-in oven and microwave, and gas cooktop. Open concept to the family room which gives great room for entertaining. Separate office for working from home or can be used for children's study time. Tile floors were installed in 2018. Crown molding, ceiling fans, water softener. Shed with electricity, and a pet-friendly yard.



- Granite counter-tops
- Stainless steel appliances
- Ceiling Fans
- Tile flooring
- Texas style patio
- Sprinklers
- Shed with electricity
- Pet friendly yard



## AGENT INFORMATION



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## ABOUT KIM MELANSON

As a Full-time real estate/marketing professional since 2007, I'm dedicated to my clients whether buying or selling. I believe it's highly important that we work together to accomplish your needs and making your dream come true. Communication is one of my top priorities!

Call for more information contact:

Kim Melans...



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