



**TOWN CREEK**  
NEW BRAUNFELS, TEXAS

## LIVE-WORK

1125 N. ACADEMY

STARTING AT \$319,000

2319 TOTAL SQUARE FEET

1150 SQUARE FEET OF STUDIO SPACE

1169 SQUARE FEET OF RESIDENTIAL SPACE

2 BEDROOMS/1 BATHROOM

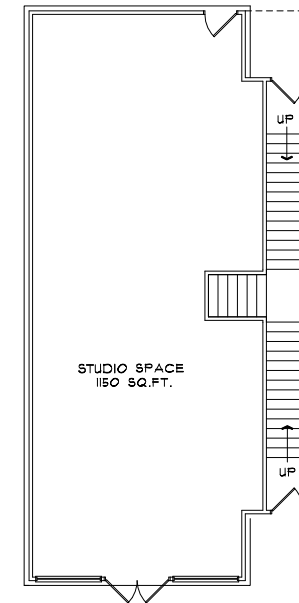
CUSTOM CABINETS AND GRANITE COUNTERTOPS

MASONRY EXTERIOR

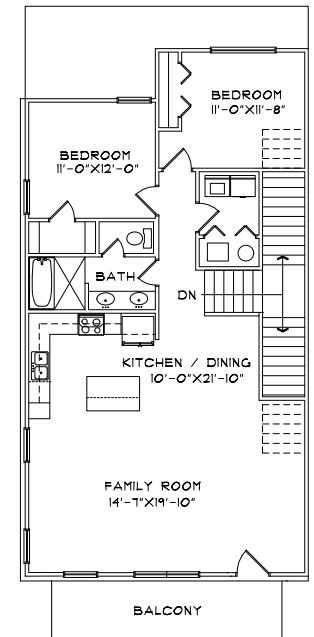
OPTIONAL 2-CAR GARAGE WITH REAR ACCESS

BALCONY OVERLOOKING THE AVENUE

STUDIO SUITABLE FOR COMMERCIAL OR RESIDENTIAL USE



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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Town Creek reserves the right to alter all preliminary floor plans, specifications, features, prices and other information described in our materials without notice or obligation. All home sizes are approximate and may vary depending on the elevation and other factors. All drawings are artists' conceptions only and details are subject to change.

*Jurica*  
BUILDERS