

\$518,990 - 1812 Weihnacht, New Braunfels

MLS® #1763256

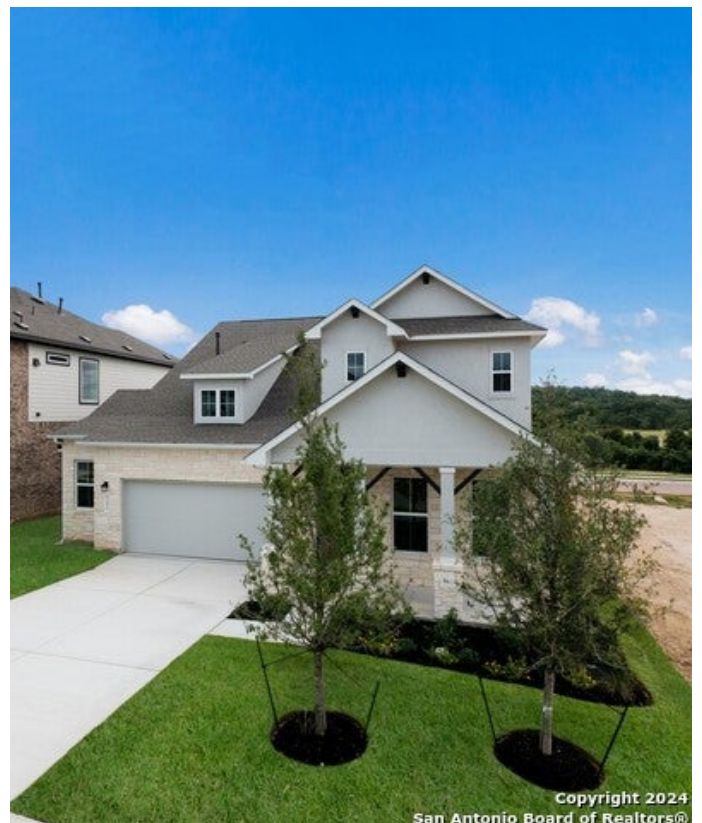
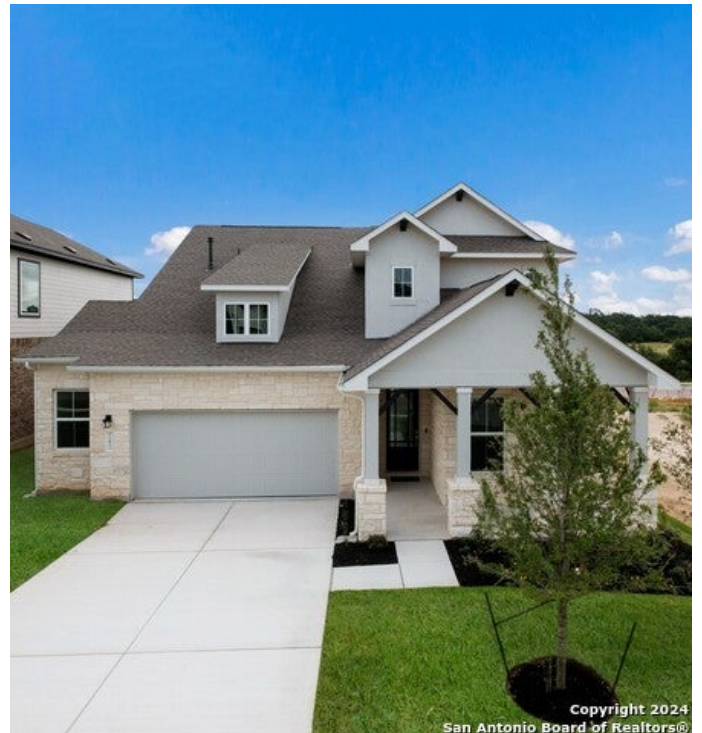
\$518,990

5 Bedroom, 4.00 Bathroom, 2,644 sqft
Residential on 0.17 Acres

MEYER RANCH, New Braunfels, TX

**** MOVE-IN READY! ** LOW RATE**

AVAILABLE ** Welcome to your stunning new home in the master planned community of Meyer Ranch in New Braunfels, Texas! This two-story home boasts a beautiful hill country exterior elevation with a charming front porch, creating a warm and inviting atmosphere. As you enter this spacious home, you'll find a primary bedroom on the main floor, complete with bay windows that fill the room with natural light. The primary bedroom also features a luxurious soaking bathtub, perfect for unwinding after a long day, and a convenient walk-in shower. Additionally, there is a guest bedroom on the main floor, providing a comfortable space for your visitors. Venturing upstairs, you'll discover three more bedrooms, ideal for family members or guests, as well as a game room that offers endless opportunities for entertainment and relaxation. The home boasts a total of five bedrooms, providing ample space for everyone in the family. The two and a half car garage provides plenty of space for your vehicles and extra storage. Whether you have a growing family or simply enjoy having space for hobbies and projects, this garage will accommodate your needs. Inside the home, the design selections showcase a stylish color palette of white, grey, and black, creating a modern and sophisticated ambiance. The gas cooking in the kitchen adds a touch of luxury and convenience for your culinary endeavors. Located in the esteemed Meyer Ranch



community, you'll have access to a range of amenities, including parks, trails, and community events. With its ideal location in New Braunfels, you'll be able to enjoy the best of both worlds - a peaceful, suburban retreat and easy access to the vibrant city life. Your new home is the perfect blend of elegance, functionality, and comfort. It offers ample space for your family to grow and create lasting memories. Congratulations on finding your dream home in Meyer Ranch!

Built in 2025

Essential Information

MLS® #	1763256
Price	\$518,990
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,644
Acres	0.17
Year Built	2025
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Ranch, Traditional, Texas Hill Country
Status	Active

Community Information

Address	1812 Weihnacht
Area	2611
Subdivision	MEYER RANCH
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Amenities	Pool, Tennis, Clubhouse, Park/Playground, Jogging Trails, Sports Court, BBQ/Grill, Basketball Court
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Parking	Two Car Garage, Attached, Covered
Pool	None
Interior	
Interior	Two Living Area, Eat-In Kitchen, Pantry, Game Room, Utility Room, High Ceilings, Open Floor Plan, High Speed Internet, All Bedrooms, Laundry Room, Telephone, Attic - Radiant Barrier Decking
Appliances	Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Pre-Wired for Security, Electric Water Heater, Garage Door Opener, In Wall Pest Control, Plumb for Water Softener, Solid Counter Tops, Private Garbage Service, Custom Cabinets
Heating	Central, Zoned
Cooling	Two Central, Zoned
Fireplaces	Not Applicable
# of Stories	2.0
Stories	2
Exterior	
Exterior	Brick, 4 Sides Masonry, Stone/Rock, Siding
Exterior Features	Patio Slab, Covered Patio, Privacy Fence, Sprinkler System, Double Pane Windows, Has Gutters, Mature Trees
Roof	Composition
Construction	New
Foundation	Slab
School Information	
District	Comal
Elementary	Bill Brown
Middle	Smithson Valley
High	Smithson Valley
Additional Information	
Date Listed	April 2nd, 2024
Days on Market	560
HOA Fees	600.00



HOA Fees Freq. Annually

Listing Details

Listing Agent Marcus Moreno
Listing Office Details Communities, Ltd.

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