

\$555,990 - 1823 Weihnacht, New Braunfels

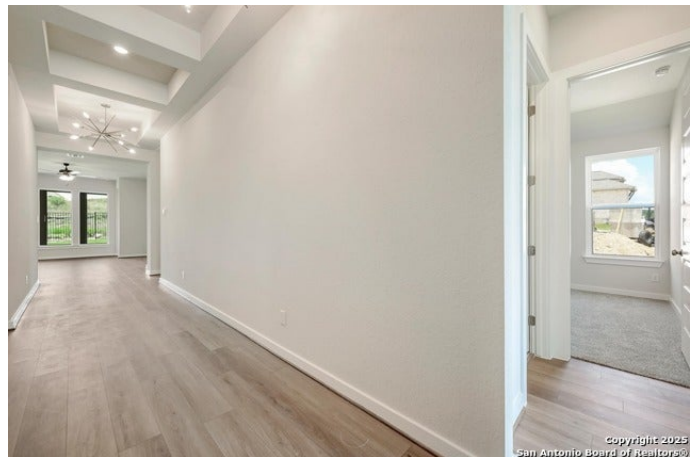
MLS® #1860394

\$555,990

5 Bedroom, 4.00 Bathroom, 2,483 sqft
Residential on 0.16 Acres

MEYER RANCH, New Braunfels, TX

**** READY NOW! **** The Elgin Floorplan located in master planned community Meyer Ranch. A stunning single-story home that sits on a greenbelt, featuring 5 bedrooms, 4 baths, 2 car garage and 2,483 sq' of spacious and comfortable living. From the moment you step inside, you'll be greeted by an inviting entryway, with high ceilings that adds a touch of elegance. The open-concept design seamlessly connects the family room and eat-in kitchen, creating the perfect space for entertaining friends and family. The kitchen is a chef's dream, boasting oversized island that offers both style and functionality, plus it's a gas instead of electric stove. The layout of the home offers convenience and privacy, with two secondary bedrooms and a full bathroom located near the entry, and a third bedroom and utility room located off the kitchen. The private main bedroom is a true retreat, tucked away at the back of the house. It features a large and relaxing ensuite bathroom, complete with a separate tub and shower, dual vanities, a water closet, and a spacious walk-in closet. The Elgin showcases a range of additional features that enhance the overall appeal of the home. Includes luxury flooring, pre-plumb for a water softener, and full yard landscaping and irrigation, every detail has been thoughtfully considered. Also, High quality Smart Home Package with one central hub that easily connects to all the devices in your home, you can effortlessly control the lights, thermostat, and locks, all from your cellular device.



Built in 2025

Essential Information

MLS® #	1860394
Price	\$555,990
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,483
Acres	0.16
Year Built	2025
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Contemporary, Traditional
Status	Active

Community Information

Address	1823 Weihnacht
Area	2611
Subdivision	MEYER RANCH
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Amenities	Pool, Tennis, Clubhouse, Park/Playground, Sports Court, Basketball Court, BBQ/Grill, Jogging Trails
Parking	Two Car Garage, Attached
Pool	None

Interior

Interior	One Living Area, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Utility Room Inside, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Attic - Pull Down Stairs, Attic - Radiant Barrier Decking, Liv/Din Combo, Laundry Main Level, Laundry Room, Pull Down Storage, Secondary Bedroom Down, Telephone, Walk in Closets, Walk-In Pantry
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Gas Cooking, Disposal, Dishwasher, Ice

Maker Connection, Smoke Alarm, Garage Door Opener, Plumb for Water Softener, Solid Counter Tops, Built-In Oven, Cook Top, Custom Cabinets, Electric Water Heater, Private Garbage Service, Pre-Wired for Security, In Wall Pest Control, Self-Cleaning Oven

Heating	Central, Zoned
Cooling	One Central, Zoned
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	Brick, 4 Sides Masonry, Siding, Stone/Rock
Exterior Features	Sprinkler System, Has Gutters, Covered Patio, Double Pane Windows, Patio Slab, Privacy Fence
Roof	Composition
Construction	New
Foundation	Slab

School Information

District	Comal
Elementary	Bill Brown
Middle	Smithson Valley
High	Smithson Valley

Additional Information

Date Listed	April 22nd, 2025
Days on Market	195
HOA Fees	600.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Marcus Moreno
Listing Office	Details Communities, Ltd.

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