

# \$449,990 - 850 Saltbush Street, New Braunfels

MLS® #1865473

**\$449,990**

5 Bedroom, 4.00 Bathroom, 2,950 sqft  
Residential on 0.12 Acres

SUNFLOWER RIDGE, New Braunfels, TX

Welcome Home to the Capri Floor Plan by DRB Homes! This stunning two story home offers 5 bedrooms, 4 bathrooms, and approximately 2,950 square feet of thoughtfully designed living space. The exterior features a beautiful blend of stone and brick with a covered patio perfect for outdoor entertaining. Inside, the open layout begins with a welcoming foyer, leading into a spacious Great Room and game room upstairs. The home includes two bedrooms on the main floor, ideal for guests or multigenerational living, and three bedrooms upstairs. The owner's suite is located on the main level and features an oversized closet and a private bathroom with dual vanities. The chef inspired kitchen includes a granite island, stainless steel appliances, gas cooktop, and ample cabinet space. Located in a sought after community, this home provides comfort, flexibility, and modern style. Don't miss your chance to own this move in ready home.



CAPRI | FIRST FLOOR PLAN



Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 1865473   |
| Price          | \$449,990 |
| Bedrooms       | 5         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 2,950     |

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|            |                         |
|------------|-------------------------|
| Acres      | 0.12                    |
| Year Built | 2025                    |
| Type       | Residential             |
| Sub-Type   | Single Family Detached  |
| Style      | Two Story, Contemporary |
| Status     | Active                  |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 850 Saltbush Street |
| Area        | 2618                |
| Subdivision | SUNFLOWER RIDGE     |
| City        | New Braunfels       |
| County      | Comal               |
| State       | TX                  |
| Zip Code    | 78130               |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | Jogging Trails           |
| Parking   | Two Car Garage, Attached |
| Pool      | None                     |

### Interior

|              |                                                                                                                                                                                                                                                 |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior     | Three Living Area, Separate Dining Room, Two Eating Areas, Island Kitchen, Walk-In Pantry, Game Room, Media Room, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Room, Telephone, Walk in Closets, Attic - Partially Floored |
| Appliances   | Ceiling Fans, Washer Connection, Dryer Connection, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Stove/Range, Gas Cooking, Disposal, Dishwasher, Smoke Alarm, Gas Water Heater, Carbon Monoxide Detector                                   |
| Heating      | Central                                                                                                                                                                                                                                         |
| Cooling      | One Central                                                                                                                                                                                                                                     |
| Fireplaces   | Not Applicable                                                                                                                                                                                                                                  |
| # of Stories | 2.0                                                                                                                                                                                                                                             |
| Stories      | 2                                                                                                                                                                                                                                               |

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior          | Brick, 3 Sides Masonry, Stone/Rock, Siding     |
| Exterior Features | Covered Patio, Privacy Fence, Sprinkler System |
| Roof              | Composition                                    |

Construction      New  
Foundation        Slab

CAPRI | SECOND FLOOR PLAN

School Information

District              Comal  
Elementary        Oak Creek  
Middle              Canyon  
High                Canyon

Additional Information

Date Listed        May 9th, 2025  
Days on Market    179  
HOA Fees          500.00  
HOA Fees Freq.    Annually

Listing Details

Listing Agent      April Maki  
Listing Office      Brightland Homes Brokerage, L



REV 10/18/21

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