

# \$1,395 - 2774 Fm 1044, New Braunfels

MLS® #1868634

**\$1,395**

3 Bedroom, 2.00 Bathroom, 1,176 sqft

Rental on 2.03 Acres

NOT IN DEFINED SUBDIVISION, New Braunfels, TX

This well-maintained duplex offers a spacious open floor plan with 3 bedrooms, 2 full bathrooms, and a 1-car garage. Freshly painted in 2025, the home features brand-new laminate flooring (Sept. 2025) in the living areas and bedrooms, along with durable ceramic tile in the kitchen and bathrooms for easy upkeep. The open-concept living and dining area flows seamlessly into the kitchen, complete with a breakfast bar and essential appliances: refrigerator, stove/range, dishwasher, and vent hood. The primary suite includes a ceiling fan, a generous walk-in closet, and a private full bath with a tub/shower combo. Bedrooms 2 and 3 are comfortably sized, each with ceiling fans, and share a well-appointed hall bath featuring built-in shelving and a separate vanity/toilet area for added convenience. Outside, you'll find a spacious backyard-lawn care included! Conveniently located near shopping, dining, and just minutes from IH-35 for an easy commute.

Built in 2003

## Essential Information

MLS® #	1868634
Price	\$1,395
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,176
Acres	2.03
Year Built	2003
Type	Rental
Sub-Type	Duplex
Style	One Story
Status	Active

### **Community Information**

Address	2774 Fm 1044
Area	2705
Subdivision	NOT IN DEFINED SUBDIVISION
City	New Braunfels
County	Guadalupe
State	TX
Zip Code	78130

### **Amenities**

Amenities	Near Shopping
Parking	One Car Garage
Pool	None

### **Interior**

Interior	1st Floor Lvl/No Steps, Breakfast Bar, Cable TV Available, High Ceilings, High Speed Internet, Liv/Din Combo, Open Floor Plan, Utility Area in Garage, Walk in Closets
Appliances	Ceiling Fans, Disposal, Dryer Connection, Dishwasher, Electric Water Heater, Private Garbage Service, Refrigerator, Smoke Alarm, Stove/Range, Vent Fan, Washer Connection
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable

### **Exterior**

Exterior	Brick, Siding
Roof	Composition
Foundation	Slab

### **School Information**

District	Comal
Elementary	Call District
Middle	Call District
High	Call District

### **Additional Information**

Date Listed	May 21st, 2025
Days on Market	145

### **Listing Details**

Listing Agent	Anna Jackson
Listing Office	Reliance PM Pros

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