

\$394,990 - 979 Manger Lane, New Braunfels

MLS® #1874439

\$394,990

4 Bedroom, 2.00 Bathroom, 1,965 sqft
Residential on 0.10 Acres

August Fields, New Braunfels, TX

Welcome to 979 Manger Lane in August Fields, New Braunfels! This beautifully designed 4-bedroom, 2-bath home offers 1,965 sq ft of spacious living with no rear neighbors for added privacy. Step into a grand foyer that opens to a light-filled, open-concept layout, seamlessly connecting the kitchen, dining, and living areas. The chef-inspired kitchen features gas appliances, a morning kitchen, and an oversized rear covered patio-perfect for entertaining. Enjoy thoughtful design with guest bedrooms located at the front of the home and a private owner's retreat at the back. The primary suite includes a walk-in closet with custom organization, a walk-in shower, dual sinks, and ample counter space. Additional features include a smart home package, energy-efficient upgrades, and modern finishes throughout. Located in the desirable August Fields community, this home offers easy access to top-rated Comal ISD schools, shopping, dining, and entertainment. Prices, plans, features, and options are subject to change without notice. All square footage and room dimensions are approximate and may vary by elevation.

Built in 2025

Essential Information

MLS® # 1874439
Price \$394,990



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Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,965
Acres	0.10
Year Built	2025
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	979 Manger Lane
Area	3100
Subdivision	August Fields
City	New Braunfels
County	Comal
State	TX
Zip Code	78130

Amenities

Amenities	Park/Playground, Jogging Trails, Basketball Court
Parking	Two Car Garage
Pool	None

Interior

Interior	One Living Area, Liv/Din Combo, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Walk-In Pantry, Utility Room Inside, High Ceilings, Open Floor Plan, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Walk in Closets
Appliances	Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Gas Cooking, Disposal, Dishwasher, Vent Fan, Pre-Wired for Security, Gas Water Heater, Plumb for Water Softener, Solid Counter Tops, Carbon Monoxide Detector
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	Brick, Stone/Rock, Stucco, Cement Fiber, Other
Exterior Features	Covered Patio, Privacy Fence, Sprinkler System
Roof	Heavy Composition
Construction	New
Foundation	Slab

School Information

District	Comal
Elementary	Freiheit
Middle	Canyon
High	Canyon

Additional Information

Date Listed	June 10th, 2025
Days on Market	145
HOA Fees	400.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Ashisha Moran
Listing Office	Move Up America

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