

# \$324,990 - 4285 Carlotta Drive, New Braunfels

MLS® #1874688

**\$324,990**

4 Bedroom, 3.00 Bathroom, 2,152 sqft  
Residential on 0.15 Acres

PARK PLACE, New Braunfels, TX

\*\*\*COMPLETION DATE OCTOBER 2025

\*\*\*SUBJECT TO CHANGE\*\*\* Welcome to 4285 Carlotta Drive in New Braunfels, Texas, a beautiful new construction home built by M/I Homes. This 2,152 square foot home offers the perfect blend of comfort and style. This charming home features the following: 4 spacious bedrooms including a first-floor owner's bedroom 2.5 bathrooms Open-concept living space perfect for family gatherings and entertaining New construction with contemporary design elements 2,152 square feet of thoughtfully designed living space This newly built home showcases quality design throughout, with attention to detail evident in every room. The open-concept layout creates a natural flow between the kitchen, dining, and living areas, making it ideal for both everyday living and entertaining guests. The owner's bedroom is conveniently located on the first floor, offering privacy and accessibility. The three additional bedrooms provide ample space for family members or guests. The home's design reflects current trends while maintaining timeless appeal. High-quality finishes and fixtures enhance the overall aesthetic, creating a sophisticated yet comfortable living environment. As a new construction home, you'll enjoy the benefits of modern systems, energy efficiency, and the peace of mind that comes with a newly built residence. M/I Homes is known for their commitment to quality construction and thoughtful design. Located at



4285 Carlotta Drive in New Braunfels, this home offers the opportunity to create lasting memories in a beautiful new space. Experience the joy of being the first owner of this exceptional home.

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 1874688                |
| Price          | \$324,990              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,152                  |
| Acres          | 0.15                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Single Family Detached |
| Style          | Two Story              |
| Status         | Active                 |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 4285 Carlotta Drive |
| Area        | 2707                |
| Subdivision | PARK PLACE          |
| City        | New Braunfels       |
| County      | Comal               |
| State       | TX                  |
| Zip Code    | 78130               |

**Amenities**

|           |                |
|-----------|----------------|
| Amenities | None           |
| Parking   | Two Car Garage |
| Pool      | None           |

**Interior**

|          |                                                                    |
|----------|--------------------------------------------------------------------|
| Interior | One Living Area, Liv/Din Combo, Island Kitchen, Game Room, Utility |
|----------|--------------------------------------------------------------------|

|              |                                                                                                |
|--------------|------------------------------------------------------------------------------------------------|
|              | Room Inside, High Ceilings, Open Floor Plan, Laundry Main Level, Laundry Room, Walk in Closets |
| Appliances   | Washer Connection, Dryer Connection, Stove/Range, Dishwasher                                   |
| Heating      | Central                                                                                        |
| Cooling      | One Central                                                                                    |
| Fireplaces   | Not Applicable                                                                                 |
| # of Stories | 2.0                                                                                            |
| Stories      | 2                                                                                              |

## Exterior

|              |               |
|--------------|---------------|
| Exterior     | Brick, Siding |
| Roof         | Composition   |
| Construction | New           |
| Foundation   | Slab          |

## School Information

|            |               |
|------------|---------------|
| District   | New Braunfels |
| Elementary | Klein Road    |
| Middle     | New Braunfel  |
| High       | New Braunfel  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 146             |
| HOA Fees       | 112.50          |
| HOA Fees Freq. | Quarterly       |

## Listing Details

|                |                |
|----------------|----------------|
| Listing Agent  | Jaclyn Calhoun |
| Listing Office | Escape Realty  |

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