

\$549,900 - 636 Vireos, New Braunfels

MLS® #1874717

\$549,900

4 Bedroom, 3.00 Bathroom, 2,173 sqft
Residential on 0.13 Acres

Veramendi, New Braunfels, TX

This immaculate Perry Home is better than the new builder home, including upgraded landscaping stonework for flower beds, a Top of the line Terra water softener with reverse osmosis system, and Rheem tankless water heater. Step into an extended entry with soaring 12-foot ceilings that flow into the open kitchen, dining, and family room-a space flooded with natural light from a wall of windows. The kitchen is a chef's dream, offering generous counter space, a good sized pantry, an island with built-in seating, and custom cabinetry with lots of room for storage to maximize convenience. The cozy primary bedroom boasts a wall of windows and 10-foot ceilings, creating a serene retreat. The en-suite bath includes dual vanities, a garden tub, a glass-enclosed shower, and a large walk-in closet with direct access to the laundry room. A guest suite with a private bath provides comfort and privacy for visitors, and a handy mudroom off the garage keeps everything organized. Outside, the home is equally impressive with a sprinkler system, a covered patio perfect for entertaining, and a privacy fence for ultimate seclusion. This home is truly a perfect blend of comfort, functionality, and style. You have to come see this one!

Built in 2022

Essential Information



MLS® #	1874717
Price	\$549,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,173
Acres	0.13
Year Built	2022
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Contemporary
Status	Active

Community Information

Address	636 Vireos
Area	2616
Subdivision	Veramendi
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Amenities	Pool, Tennis, Clubhouse, Park/Playground, Jogging Trails, Sports Court, Bike Trails
Parking	Two Car Garage
Pool	None

Interior

Interior	Liv/Din Combo, Utility Room Inside, High Ceilings, Open Floor Plan, Pull Down Storage, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Attic - Pull Down Stairs, Attic - Storage Only
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Water Softener (owned), Garage Door Opener, Custom Cabinets, City Garbage service
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable

# of Stories	1.0
Stories	1

Exterior

Exterior	Brick, Stone/Rock, Cement Fiber
Exterior Features	Patio Slab, Covered Patio, Privacy Fence
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	New Braunfels
Elementary	Veramendi
Middle	Oak Run School
High	New Braunfel

Additional Information

Date Listed	June 11th, 2025
Days on Market	146
HOA Fees	600.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Judy Schlichting
Listing Office	Keller Williams Heritage

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