

\$532,990 - 1863 Front Porch, New Braunfels

MLS® #1875636

\$532,990

4 Bedroom, 3.00 Bathroom, 2,248 sqft
Residential on 0.16 Acres

MEYER RANCH, New Braunfels, TX

**** MOVE-IN READY! ** LOW RATE AVAILABLE **** This beautifully crafted single-story Elgin plan offers 4 bedrooms, 3 bathrooms, a study, and 2,406 sq. ft. of thoughtfully designed living space on a desirable homesite in Meyer Ranch. With a blend of Hill Country charm and modern luxury, this home delivers comfort, style, and functionality in one seamless layout. The open-concept living area features a gourmet kitchen with built-in stainless steel appliances, an oversized island, upgraded cabinetry, and elegant quartz countertops. The kitchen flows naturally into the spacious dining and family rooms, perfect for hosting guests or cozy nights in. The private primary suite includes a spa-like bath with a walk-in shower, dual vanities, and a generous walk-in closet. Three secondary bedrooms and two additional full baths offer flexibility for guests, children, or a multi-generational living setup. The dedicated study makes working from home both private and productive. High ceilings, upgraded finishes, and abundant natural light elevate the entire space. Step outside to the covered patio, ideal for enjoying Texas sunsets and backyard gatherings. Located in Meyer Ranch, one of New Braunfels' most vibrant master-planned communities, residents enjoy resort-style amenities, scenic trails, dog parks, and community events-just a short drive from shopping, dining, and outdoor recreation.

Built in 2025



Essential Information

MLS® #	1875636
Price	\$532,990
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,248
Acres	0.16
Year Built	2025
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Contemporary
Status	Active

Community Information

Address	1863 Front Porch
Area	2611
Subdivision	MEYER RANCH
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Amenities	Pool, Clubhouse, Park/Playground, Jogging Trails, BBQ/Grill, Basketball Court, Sports Court, Tennis
Parking	Attached
Pool	None

Interior

Interior	One Living Area, Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Walk-In Pantry, Utility Room Inside, Secondary Bedroom Down, High Ceilings, Open Floor Plan, Pull Down Storage, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Walk in Closets, Attic - Pull Down Stairs, Attic - Radiant Barrier Decking, Telephone
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Stove/Range, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Pre-Wired for Security, Electric Water Heater, Garage Door

	Opener, In Wall Pest Control, Plumb for Water Softener, Solid Counter Tops, Custom Cabinets, Private Garbage Service
Heating	Central, Zoned
Cooling	One Central, Zoned
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	Brick, 4 Sides Masonry, Stone/Rock, Siding
Exterior Features	Patio Slab, Covered Patio, Privacy Fence, Sprinkler System, Double Pane Windows, Has Gutters
Roof	Composition
Construction	New
Foundation	Slab

School Information

District	Comal
Elementary	Bill Brown
Middle	Smithson Valley
High	Smithson Valley

Additional Information

Date Listed	June 13th, 2025
Days on Market	143
HOA Fees	600.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Marcus Moreno
Listing Office	Details Communities, Ltd.

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