

\$945,900 - 1165 Turtle Trail, New Braunfels

MLS® #1879623

\$945,900

4 Bedroom, 3.00 Bathroom, 3,453 sqft

Residential on 0.18 Acres

TOWN CREEK, New Braunfels, TX

A cure for the common home: modern farmhouse style with Southern Coastal and Lowcountry design. The symmetrical front facade's central entry opens to a welcoming foyer with visually striking diagonal checkerboard tile inlay flooring, where the sense of grandeur begins. Past the library and stairwell, glamour abounds in a bright, open-concept living and kitchen space. Soaring double-height ceilings with exposed wooden beams lined with track lighting give architectural drama and warmth. Multiple clerestory windows create a seamless connection to the outdoors and light. Plantation shutters throughout and Hunter Douglas electric shades offer privacy and light control. Gorgeous owners retreat with ensuite bath boasting double vanity, walk-in shower and expansive walk-in closet separated into two sections. Continuing on the main level, a sliding glass door connects a big covered deck to the main living area. Convenience such as a full bedroom and bathroom down plus the utility room between home and garage ties the essentials together on a single, main level. Moving upstairs, a large landing serves as a 2nd living area. Down the hall there's two full bedrooms, a full bath and a door leading to the 2nd floor balcony over looking the front. And moving to the very top, a beautiful room perfect for whatever use you'd like, with windows capturing commanding and distant views. All from fabulous Town Creek, a thoughtfully planned urban neighborhood just



outside downtown. Combining modern living with small-town charm, it blends the convenience of urban life with the comfort of a close-knit neighborhood. A modern alternative to traditional suburbia, rooted in the vibrant culture and fascinating history that make New Braunfels exactly like nowhere else.

Built in 2014

Essential Information

MLS® #	1879623
Price	\$945,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,453
Acres	0.18
Year Built	2014
Type	Residential
Sub-Type	Single Family Detached
Style	3 or More, Contemporary, Other
Status	Active

Community Information

Address	1165 Turtle Trail
Area	2623
Subdivision	TOWN CREEK
City	New Braunfels
County	Comal
State	TX
Zip Code	78130

Amenities

Amenities	Jogging Trails
Parking	Two Car Garage, Attached, Oversized
Pool	None

Interior

Interior	Three Living Area, Two Eating Areas, Island Kitchen, Breakfast Bar, Game Room, Loft, Utility Room Inside, Secondary Bedroom Down, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Room, Telephone, Walk in Closets, Attic - Floored
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Security System (Owned), Gas Water Heater, Garage Door Opener, Solid Counter Tops, City Garbage service
Heating	Central, 2 Units
Cooling	Two Central
Fireplaces	Not Applicable
Stories	3+

Exterior

Exterior	Siding
Exterior Features	Covered Patio, Deck/Balcony, Privacy Fence, Wrought Iron Fence, Sprinkler System, Double Pane Windows, Has Gutters, Mature Trees
Lot Description	Corner, On Greenbelt, Mature Trees (ext feat), Sloping, Level, Creek
Roof	Metal
Construction	Pre-Owned

School Information

District	New Braunfels
Elementary	Seele
Middle	New Braunfel
High	New Braunfel

Additional Information

Date Listed	June 27th, 2025
Days on Market	124
HOA Fees	400.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Justin Herbelin
Listing Office	Anders Pierce Realty

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