

\$399,980 - 904 Brook Ave, New Braunfels

MLS® #1879736

\$399,980

3 Bedroom, 2.00 Bathroom, 1,931 sqft
Residential on 0.13 Acres

AUGUST FIELDS, New Braunfels, TX

VA Assumable!!! Green Belt Lot. Welcome to this beautifully designed 3-bedroom, 2-bathroom one-story home, offering seamless living with an inviting open floor plan. Enjoy cooking and entertaining in the modern kitchen featuring sleek granite countertops and stainless steel appliances that flow effortlessly into the spacious living and dining areas. This thoughtfully laid-out home is entirely single-level-no steps-making it perfect for easy accessibility. The guest bedroom is enhanced with its own living room suite, ideal for hosting visitors or providing a comfortable space for an older parent. Located just 4 minutes from downtown New Braunfels and I-35, you'll enjoy quick access to shopping, dining, and all that the area has to offer. Don't miss this opportunity to own a stylish, functional home that blends comfort, convenience, and an unbeatable location!

Built in 2023

Essential Information

MLS® #	1879736
Price	\$399,980
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,931
Acres	0.13
Year Built	2023



Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Ranch
Status	Price Change

Community Information

Address	904 Brook Ave
Area	2620
Subdivision	AUGUST FIELDS
City	New Braunfels
County	Comal
State	TX
Zip Code	78130

Amenities

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

Interior

Interior	One Living Area, Two Living Area, Eat-In Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Game Room, Utility Room Inside, 1st Floor Lvl/No Steps, Open Floor Plan
Appliances	Ceiling Fans, Washer Connection
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	Stone/Rock, Wood, Siding
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Freiheit

Middle	Canyon
High	Canyon

Additional Information

Date Listed	June 28th, 2025
Days on Market	128
HOA Fees	400.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Charles Acosta
Listing Office	RE/MAX Preferred, REALTORS

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