

\$400,000 - 1662 Couser Avenue, New Braunfels

MLS® #1882253

\$400,000

3 Bedroom, 2.00 Bathroom, 1,931 sqft

Residential on 0.12 Acres

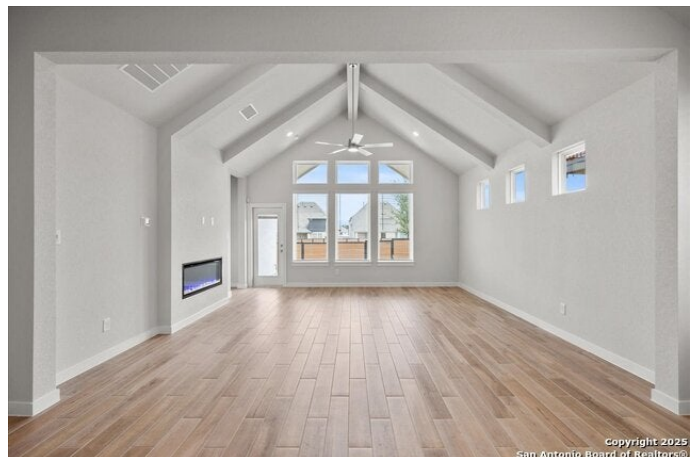
MEYER RANCH, New Braunfels, TX

MOVE IN READY!!! Welcome to the AVA by Chesmar Homes- a beautifully designed single-story home that perfectly blends style and versatility. From the moment you step inside, you're greeted by an open-concept layout anchored by a spacious family room with a vaulted ceiling that extends seamlessly to the covered outdoor patio. An electric fireplace adds warmth and charm. The heart of the home is the expansive kitchen, featuring a large island that overlooks both the dining area and family room-ideal for gatherings and everyday living. The luxurious primary suite is thoughtfully tucked away for privacy and showcases a tray ceiling, dual vanities, a spacious walk-in shower, and a massive walk-in closet built for two. Two secondary bedrooms share a full bath in a separate wing, offering both comfort and privacy for family or guests. A versatile flex room offers endless possibilities-use it as a study, playroom, or home gym. The 2-car garage includes a 3-foot extension, providing extra space for storage, tools, or recreational gear.

Built in 2025

Essential Information

MLS® #	1882253
Price	\$400,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,931
Acres	0.12
Year Built	2025
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	1662 Couser Avenue
Area	2611
Subdivision	MEYER RANCH
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Amenities	Pool, Clubhouse, Park/Playground, Jogging Trails
Parking	Two Car Garage, Attached, Oversized
Pool	None

Interior

Interior	One Living Area, Two Living Area, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Walk-In Pantry, Media Room, Utility Room Inside, Open Floor Plan, Laundry Main Level, Walk in Closets
Appliances	Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Security System (Owned), Gas Water Heater, Garage Door Opener, Plumb for Water Softener, Private Garbage Service
Heating	Zoned
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One
# of Stories	1.0
Stories	1

Exterior

Exterior	4 Sides Masonry, Stone/Rock, Stucco
Roof	Composition
Construction	New
Foundation	Slab

School Information

District	Comal
Elementary	Bill Brown
Middle	Smithson Valley
High	Smithson Valley

Additional Information

Date Listed	July 8th, 2025
Days on Market	119
HOA Fees	600.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Katie Craig
Listing Office	Chesmar Homes

The data relating to real estate on this web site comes in part from the Internet Data Exchange program of LERA MLS®, and is updated as of November 5th, 2025 at 3:07am CST (date/time). IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.