

\$749,900 - 2228 Sur Avenue, New Braunfels

MLS® #1884404

\$749,900

4 Bedroom, 3.00 Bathroom, 2,695 sqft
Residential on 0.17 Acres

VERAMENDI, New Braunfels, TX

Welcoming entry framed by home office with French doors. Extended entry with 12-foot coffered ceilings. Open family room with a wood mantel fireplace and wall of windows. Island kitchen with corner walk-in pantry, two wall ovens, and a 5-burner gas cooktop opens to dining area. Secluded primary suite boasts a gorgeous wall of windows. French doors, dual vanities, freestanding tub, separate glass enclosed shower and two walk-in closets in the primary bathroom. Private guest suite with a full bath and walk-in closet, additional bedrooms and a utility room complete this one-story design. Extended covered backyard patio. Mud room just off the three-car garage.



Built in 2025

Essential Information

MLS® #	1884404
Price	\$749,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,695
Acres	0.17
Year Built	2025
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Traditional
Status	Active

Community Information

Address	2228 Sur Avenue
Area	2616
Subdivision	VERAMENDI
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Amenities	Waterfront Access, Pool, Tennis, Clubhouse, Park/Playground, Jogging Trails, Sports Court
Parking	Attached
Pool	None

Interior

Interior	Two Living Area, Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Pull Down Storage, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Walk in Closets
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Vent Fan, Smoke Alarm, Pre-Wired for Security, Garage Door Opener, Plumb for Water Softener, Carbon Monoxide Detector
Heating	Central
Cooling	One Central, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Family Room, Gas Logs Included, Gas Starter
# of Stories	1.0
Stories	1

Exterior

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

School Information

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

Additional Information

Date Listed	July 16th, 2025
Days on Market	110
HOA Fees	660.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Lee Jones
Listing Office	Perry Homes Realty, LLC



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