

\$423,490 - 975 Manger Lane, New Braunfels

MLS® #1886123

\$423,490

3 Bedroom, 3.00 Bathroom, 2,191 sqft
Residential on 0.13 Acres

August Fields, New Braunfels, TX

975 Manger Lane, New Braunfels, TX 78130
3 Beds | 3 Baths | 2-Car Garage | 2,191 Sq Ft

Welcome to 975 Manger Lane by View Homes, nestled in the sought-after August Fields community in the heart of New Braunfels, TX. This spacious and well-appointed home offers a thoughtful layout designed to suit a variety of lifestyles. Interior Features: Expansive Texas-sized floorplan with open-concept living Large kitchen with gas appliances and abundant counter space-perfect for entertaining Generously sized bedrooms and ample storage throughout

Dedicated home office ideal for remote work or study Downstairs primary suite for added convenience Private guest bedroom tucked away for comfort and quiet Owner's Retreat: Spa-inspired primary bath featuring a walk-in shower, dual vanities, and a spacious walk-in closet Community & Location Highlights: Located in August Fields, offering easy access to top-rated Comal ISD schools, shopping, dining, and entertainment Schedule your private tour today to explore the comfort and convenience of 975 Manger Lane! Note: Prices, plans, features, and options are subject to change. All square footage and room dimensions are approximate and may vary by elevation.



Main Floor Plan

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Built in 2025

Essential Information

MLS® #	1886123
Price	\$423,490
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,191
Acres	0.13
Year Built	2025
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Traditional
Status	Active

Community Information

Address	975 Manger Lane
Area	3100
Subdivision	August Fields
City	New Braunfels
County	Comal
State	TX
Zip Code	78130

Amenities

Amenities	Tennis, Park/Playground, Jogging Trails, Bike Trails, Basketball Court
Parking	Two Car Garage
Pool	None

Interior

Interior	One Living Area, Liv/Din Combo, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Walk-In Pantry, Study/Library, Media Room, Utility Room Inside, High Speed Internet, Laundry Main Level, Laundry Lower Level, Walk in Closets
Appliances	Washer Connection, Dryer Connection, Gas Cooking, Disposal, Dishwasher, Vent Fan, Smoke Alarm, Pre-Wired for Security, Gas Water Heater, Plumb for Water Softener, Carbon Monoxide Detector
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	2.0

Stories 2

Exterior

Exterior Brick, Stone/Rock, Cement Fiber
Exterior Features Covered Patio, Privacy Fence, Sprinkler System
Roof Heavy Composition
Construction New
Foundation Slab

School Information

District Comal
Elementary Freiheit
Middle Canyon
High Canyon

Additional Information

Date Listed July 22nd, 2025
Days on Market 103
HOA Fees 400.00
HOA Fees Freq. Annually

Listing Details

Listing Agent Ashisha Moran
Listing Office Move Up America

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