

\$440,000 - 1669 Couser Avenue, New Braunfels

MLS® #1886301

\$440,000

3 Bedroom, 2.00 Bathroom, 2,132 sqft

Residential on 0.13 Acres

MEYER RANCH, New Braunfels, TX

Welcome to the newest & stunning single-story Chesmar home featuring 4 cozy bedrooms and 3 full bathrooms, offering the perfect blend of style, comfort, and functionality. The open-concept floor plan boasts a bright and airy living space, ideal for entertaining or relaxing with family. Bedroom 3 has the option to be a study for those who work from home or enjoy a dedicated office space. The modern kitchen is a chef's dream, complete with spacious island to gather around and ample cabinetry. The primary suite is a true retreat at the back of the home, featuring a luxurious en-suite bathroom with walk-in shower and a generous walk-in closet. Three additional bedrooms provide plenty of space for family, guests, or a home office. Step outside to enjoy the covered patio & private backyard, perfect for outdoor gatherings or quiet evenings under the stars. MOVE IN READY!!!

Built in 2025

Essential Information

MLS® #	1886301
Price	\$440,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,132
Acres	0.13
Year Built	2025



Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	1669 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
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 23rd, 2025
Days on Market 102
HOA Fees 600.00
HOA Fees Freq. Annually

Listing Details

Listing Agent Katie Craig
Listing Office Chesmar Homes

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