

\$424,900 - 1919 Esplanade, New Braunfels

MLS® #1888263

\$424,900

4 Bedroom, 3.00 Bathroom, 2,526 sqft
Residential on 0.15 Acres

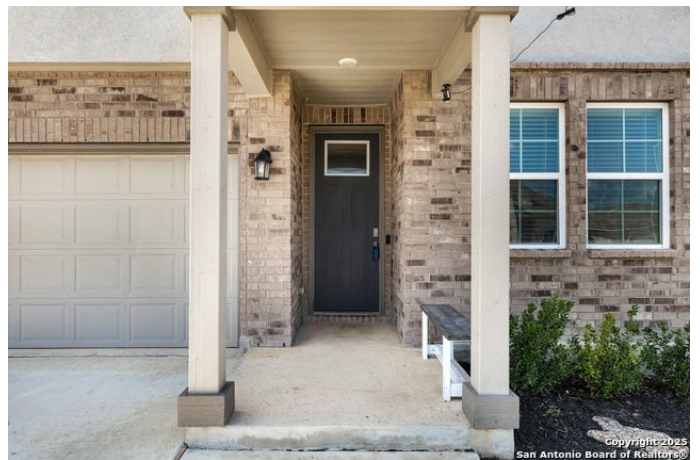
AUGUST FIELDS, New Braunfels, TX

****This house comes with a REDUCED RATE as low as 5.875% (APR 6.257%). This is a seller paid rate-buydown that reduces the buyer's interest rate and monthly payment.****

Stunning 4-Bedroom + Study Home in August Fields - Built in 2022! Located in the highly sought-after August Fields community with quick access to major highways, this beautifully maintained two-story home offers 2,526 sqft, 4 spacious bedrooms, 2.5 baths, and a dedicated home office-perfect for working from home or a quiet study space. The open-concept main floor features a bright living area, dining space, and a stylish island kitchen-ideal for entertaining or family gatherings. Upstairs, enjoy a large loft/game room and generously sized bedrooms offering plenty of space for everyone. This home is loaded with thoughtful upgrades, including modern light fixtures, ceiling fans, and hardware throughout, a covered back patio with ample yard space for kids or pet, added shed for outdoor storage, finished garage floors with overhead storage racks, tankless water heater, pre-plumbed for a water softener, and upgraded landscaping front and back. With a functional layout, designer touches, and turn-key convenience, this home truly has it all-comfort, style, and a prime location.

Built in 2022

Essential Information



MLS® #	1888263
Price	\$424,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,526
Acres	0.15
Year Built	2022
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Active

Community Information

Address	1919 Esplanade
Area	2707
Subdivision	AUGUST FIELDS
City	New Braunfels
County	Comal
State	TX
Zip Code	78130

Amenities

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

Interior

Interior	Two Living Area, Liv/Din Combo, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Game Room, Loft, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Room, Walk in Closets, Auxillary Kitchen, All Bedrooms Upstairs, Laundry Upper Level
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Self-Cleaning Oven, Stove/Range, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Garage Door Opener, Solid Counter Tops, 2nd Floor Utility Room, Gas Water Heater, Plumb for Water Softener, Pre-Wired for Security

Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	2.0
Stories	2

Exterior

Exterior	Brick, 3 Sides Masonry, Stucco, Siding
Exterior Features	Patio Slab, Covered Patio, Privacy Fence, Double Pane Windows, Sprinkler System, Storage Building/Shed
Lot Description	Level
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Freiheit
Middle	Canyon
High	Canyon

Additional Information

Date Listed	July 30th, 2025
Days on Market	95
HOA Fees	106.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Bryan Warhurst
Listing Office	Keller Williams Heritage

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