

\$579,990 - 1856 Weihnacht, New Braunfels

MLS® #1893003

\$579,990

4 Bedroom, 3.00 Bathroom, 2,644 sqft
Residential on 0.17 Acres

MEYER RANCH, New Braunfels, TX

**** November Ready! **** Experience the pinnacle of modern living at 1856 Weihnacht, a sophisticated 2-story residence nestled in the desirable Meyer Ranch community of New Braunfels. This meticulously crafted home offers 2,664 sqft of luxurious living space, with 4 bedrooms and 3 bathrooms designed for comfort and style. From the moment you enter, you'll be captivated by the soaring ceilings and impeccable design details, a true testament to modern elegance. This home has a Grand Entrance, ready to make a statement with the dramatic entry featuring soaring ceilings. The Gourmet Kitchen is ready for top tier appliances and can be added prior to closing! Indulge in the luxurious master suite and enjoy a serene Master Retreat, complete with a soaking tub and separate walk-in shower. A main-floor office and bedroom offer flexible living options to suit your needs, with versatile spaces designed for any resident. Enjoy access to a world-class amenities in Meyer Ranch, that allows residents to relax and unwind by the Resort-Style Pool, stay active in outdoor activities with Hiking & Biking Trails, allow kids to explore at the Playgrounds, and allow neighbors to create lasting bonds at Community Events. New Braunfels offers a vibrant city with access to Schlitterbahn water park, the most historic Gruene Hall! Residents can also enjoy The Comal and Guadalupe River by swimming, tubing and kayaking. Downtown NB provides an amazing experience with amazing shops.



Built in 2025

Essential Information

MLS® #	1893003
Price	\$579,990
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,644
Acres	0.17
Year Built	2025
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Contemporary
Status	Active

Community Information

Address	1856 Weihnacht
Area	2611
Subdivision	MEYER RANCH
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Amenities	Pool, Tennis, Clubhouse, Park/Playground, Jogging Trails, Sports Court, BBQ/Grill, Basketball Court
Parking	Attached, Tandem
Pool	None

Interior

Interior	Three Living Area, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Game Room, Utility Room Inside, Secondary Bedroom Down, High Ceilings, Open Floor Plan, Pull Down Storage, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Telephone, Walk in Closets, Attic - Pull Down Stairs, Attic - Radiant Barrier Decking
Appliances	Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Disposal,

	Dishwasher, Ice Maker C
	Security, Electric Water He
	Control, Plumb for Water
	Cabinets, Private Garbage S
Heating	Central, Zoned
Cooling	Two Central, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room
# of Stories	2.0
Stories	2

Exterior

Exterior	Brick, 4 Sides Masonry, Ston
Exterior Features	Patio Slab, Covered Patio, Pane Windows, Has Gutters,
Roof	Composition
Construction	New
Foundation	Slab

School Information

District	Comal
Elementary	Bill Brown
Middle	Smithson Valley
High	Smithson Valley

Additional Information

Date Listed	August 15th, 2025
Days on Market	78
HOA Fees	600.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Marcus Moreno
Listing Office	Details Communities, Ltd.

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