

\$444,990 - 978 Manger Lane, New Braunfels

MLS® #1896535

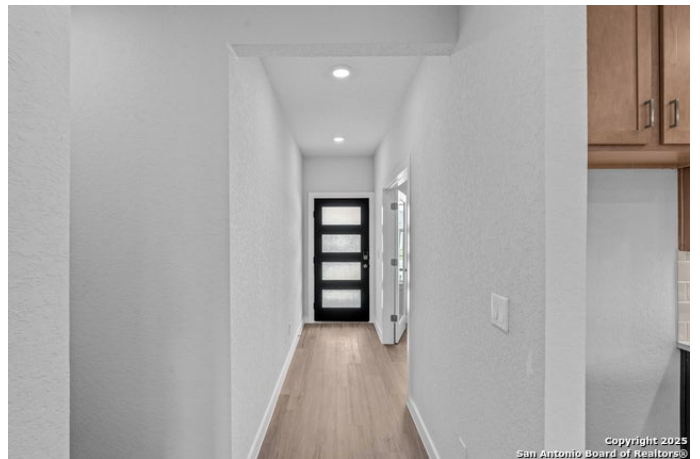
\$444,990

4 Bedroom, 4.00 Bathroom, 2,465 sqft

Residential on 0.12 Acres

August Fields, New Braunfels, TX

Welcome to 978 Manger Lane, a beautifully designed two-story home in the sought-after August Fields community of New Braunfels, TX. This spacious 4-bedroom, 3.5-bathroom residence offers 2,465 sq ft of thoughtfully crafted living space, blending modern style with everyday functionality. The Pine View floor plan welcomes you with a grand foyer that opens into a bright, open-concept living area. The kitchen is equipped with gas appliances, a large island, and ample storage-perfect for both casual meals and entertaining. Natural light fills the space, creating a warm and inviting atmosphere. The primary suite, located on the main floor, offers a luxurious retreat complete with a spa-inspired bathroom featuring a walk-in shower, dual vanities, and a custom walk-in closet. A standout feature is the private laundry access directly from the primary suite-adding convenience and privacy to your daily routine. A versatile bonus room on the main level can serve as a home office, playroom, or guest bedroom, while the upstairs loft provides additional flexible space-ideal for a media room, study area, or game zone. Additional highlights include: Air-conditioned garage with epoxy flooring Amazon drop box for secure deliveries Energy-efficient construction Smart layout designed for comfort and flexibility Located in the heart of New Braunfels, with easy access to shopping, dining, entertainment, and top-rated Comal ISD schools (please verify independently).



Built in 2025

Essential Information

MLS® #	1896535
Price	\$444,990
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,465
Acres	0.12
Year Built	2025
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Active

Community Information

Address	978 Manger Lane
Area	3100
Subdivision	August Fields
City	New Braunfels
County	Comal
State	TX
Zip Code	78130

Amenities

Amenities	Park/Playground, Jogging 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, Loft, Utility Room Inside, High Ceilings, Open Floor Plan, High Speed Internet, Laundry Main Level, Walk in Closets
Appliances	Washer Connection, Dryer Connection, Self-Cleaning Oven, Microwave Oven, Stove/Range, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Pre-Wired for Security, Solid Counter Tops, Carbon Monoxide Detector, City Garbage service

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	August 28th, 2025
Days on Market	68
HOA Fees	400.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Ashisha Moran
Listing Office	Move Up America

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