

\$390,000 - 1917 Shepherd, New Braunfels

MLS® #1896932

\$390,000

3 Bedroom, 2.00 Bathroom, 1,731 sqft

Residential on 0.16 Acres

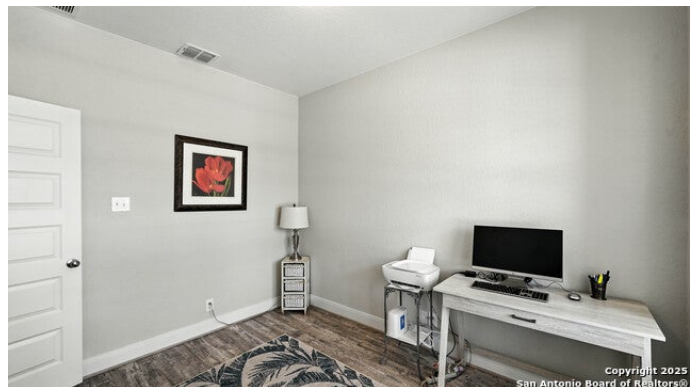
August Fields, New Braunfels, TX

Must see this beautiful single-story Chesmar home featuring 3 bedrooms, 2 baths, and an open floor plan that's ideal for entertaining or simply enjoying the space. The office/study is situated at the front of the house, perfect for remote work or extra privacy. The primary en-suite offers an oversized walk-in shower, dual vanities, and a walk-in closet with built-in storage. The oversized garage provides additional storage space. With no back neighbors, this home backs up to a school for added privacy. The community includes a playground, basketball court, pickleball court, and walking trail-just minutes from Creekside. Most of the furniture is for sale; if interested. As an added incentive, this home offers an assumable loan at a rate of 2.75%.

Built in 2019

Essential Information

MLS® #	1896932
Price	\$390,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,731
Acres	0.16
Year Built	2019
Type	Residential
Sub-Type	Single Family Detached



Style	One Story
Status	Active

Community Information

Address	1917 Shepherd
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
Parking	Two Car Garage, Oversized
Pool	None

Interior

Interior	One Living Area, Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Walk-In Pantry, Study/Library, Utility Room Inside, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Room, Walk in Closets
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Electric Water Heater, Garage Door Opener, Solid Counter Tops, City Garbage service
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	3 Sides Masonry
Exterior Features	Covered Patio, Privacy Fence, Sprinkler System
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Call District
Middle	Call District
High	Canyon

Additional Information

Date Listed	August 30th, 2025
Days on Market	62
HOA Fees	125.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Rene De La Cruz
Listing Office	Reliance Residential Realty -

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