

\$385,000 - 1022 Kocher, New Braunfels

MLS® #1897026

\$385,000

3 Bedroom, 2.00 Bathroom, 1,931 sqft
Residential on 0.14 Acres

WASSER RANCH, New Braunfels, TX

!!SELLER IS OFFERING A 2-1 INTEREST RATE BUY DOWN THROUGH PREFERRED LENDER WITH ACCEPTABLE OFFER!! ASK FOR MORE DETAILS!! Welcome to this stunning 3-bedroom, 2-bathroom home with a versatile flex room in the highly desirable Wasser Ranch community. Built in 2024 by Chesmar Homes, this single-story residence spans approximately 1,931 sq. ft. of thoughtfully designed living space. Inside, the open-concept floor plan showcases the soaring cathedral ceiling's tongue-groove wood planking, creating a warm yet modern architectural statement that elevates the living space. The family room, which flows seamlessly into the dining area and spacious kitchen featuring a large island, upgraded cabinetry, walk-in pantry, and designer lighting. The flex room offers a perfect option for a home office, sitting area, or playroom. The private primary suite is a retreat with a tray ceiling, dual vanities, a large walk-in shower, and a large walk-in closet. Secondary bedrooms are generously sized, also offering large closets for plenty of storage. Outdoors, the backyard is a true highlight—professionally landscaped to feel like walking onto a golf course, with lush greenery and a covered patio perfect for relaxing or entertaining. Additional upgrades include a sprinkler system, double-pane windows, privacy fencing, and a two-car garage. Located in the Comal ISD, residents enjoy Oak Creek Elementary, Canyon Middle, and Canyon High schools.



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Built in 2024

Essential Information

MLS® #	1897026
Price	\$385,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,931
Acres	0.14
Year Built	2024
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	1022 Kocher
Area	2618
Subdivision	WASSER RANCH
City	New Braunfels
County	Comal
State	TX
Zip Code	78130

Amenities

Amenities	Jogging Trails, Fishing Pier
Parking	Two Car Garage
Pool	None

Interior

Interior	One Living Area, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available,
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Appliances	High Speed Internet, Laundry Main Level, Telephone, Walk in Closets Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Smoke Alarm, Security System (Owned), Pre-Wired for Security, Electric Water Heater, Garage Door Opener, In Wall Pest Control, Plumb for Water Softener, Solid Counter Tops, City Garbage service
Heating	Central, Zoned
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

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

School Information

District	Comal
Elementary	Oak Creek
Middle	Canyon
High	Canyon

Additional Information

Date Listed	August 30th, 2025
Days on Market	62
HOA Fees	633.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Lisa Dixon
Listing Office	Keller Williams Heritage

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