

\$499,900 - 218 Sigel Ave, New Braunfels

MLS® #1897122

\$499,900

3 Bedroom, 2.00 Bathroom, 2,218 sqft
Residential on 0.20 Acres

Manor Creek, New Braunfels, TX

Welcome to this beautifully designed home in the sought-after community of The Villas at Manor Creek. Don't miss that Manor Creek has significantly lower property taxes than the nearby neighborhoods. Featuring the popular Roadrunner Plan, this residence blends comfort, functionality, and style. The gourmet kitchen opens to the family room and is highlighted by granite countertops, upgraded cabinetry, a gas cooktop, spacious island, walk-in pantry, and an oversized breakfast area - ideal for both everyday living and entertaining. Thoughtful upgrades include luxury vinyl plank flooring, a tankless water heater, water softener, built-in desk area, smart home technology, and full front-and-back irrigation. Situated on a corner lot, the property offers additional space plus quick access to Highway 46 West. The extended backyard with a gas connection on the deep covered back porch makes outdoor living easy. The primary suite serves as a private retreat with a spa-like bath and an expansive closet that connects directly to the laundry room for convenience. Community amenities include walking trails, a swimming pool, and a playground. Located in West New Braunfels, residents enjoy close proximity to shopping and schools, while benefiting from lower infrastructure taxes compared to nearby new developments. 218 Sigel offers the perfect combination of modern upgrades, thoughtful design, and a prime location - a home you'll be proud to call your own.



Built in 2019

Essential Information

MLS® #	1897122
Price	\$499,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,218
Acres	0.20
Year Built	2019
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Traditional
Status	Active

Community Information

Address	218 Sigel Ave
Area	2616
Subdivision	Manor Creek
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Amenities	Pool, Park/Playground
Parking	Two Car Garage
Pool	None

Interior

Interior	Eat-In Kitchen, Island Kitchen, Walk-In Pantry, 1st Floor Lvl/No Steps, Cable TV Available, One Living Area, Attic - Pull Down Stairs, Telephone
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Built-In Oven, Microwave Oven, Disposal, Dishwasher, Water Softener (owned), Smoke Alarm, Pre-Wired for Security, Gas Water Heater, Garage Door Opener, Solid Counter Tops, City Garbage service, Stove/Range
Heating	Central
Cooling	One Central
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Family Room
# of Stories	1.0
Stories	1

Exterior

Exterior	Stone/Rock, 4 Sides Masonry
Exterior Features	Privacy Fence, Sprinkler System, Covered Patio
Lot Description	Corner
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	New Braunfels
Elementary	Veramendi
Middle	Oak Run School
High	New Braunfel

Additional Information

Date Listed	September 1st, 2025
Days on Market	60
HOA Fees	178.75
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Mark Goodner
Listing Office	Keller Williams Heritage

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