

\$484,900 - 1857 Nettletree, New Braunfels

MLS® #1907875

\$484,900

4 Bedroom, 3.00 Bathroom, 2,347 sqft

Residential on 0.12 Acres

VERAMENDI, New Braunfels, TX

Welcome to Veramendi - New Braunfels living at its best! This corner-lot home blends privacy, style, and function, all while keeping you minutes from downtown, rivers, and the Hill Country. The neighborhood itself is a lifestyle upgrade with a resort-style pool, parks, and miles of jogging trails right outside your door. Step inside this 2023 build to a bright, open-concept layout where soaring ceilings and expansive windows fill the home with natural light. The living room centers around a fireplace, while the chef's kitchen shines with quartz countertops, stylish backsplash, premium appliances, a walk-in pantry, and under-cabinet lighting. Perfect flow between kitchen, dining, and living makes entertaining effortless. The downstairs primary suite is a true retreat, complete with a large window seat and a fully remodeled en-suite bath boasting a marble double vanity with gold accents, standalone soaking tub, tiled walk-in shower, and an expansive walk-in closet with built-ins. Upstairs, a versatile loft pairs with spacious bedrooms, each with walk-in closets, and a full bath with quartz vanity. Additional features include wood tile flooring in main spaces, multiple storage closets, utility room with hanging rod, two tankless water heaters, reverse osmosis system, water softener, and security pre-wire. The covered back porch is ideal for relaxing, and the epoxy-floored garage with built-in shelving adds both function and style. Here in Veramendi, you're not just buying a house - you're stepping into



the New Braunfels lifestyle.

Built in 2023

Essential Information

MLS® #	1907875
Price	\$484,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,347
Acres	0.12
Year Built	2023
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Traditional
Status	Active

Community Information

Address	1857 Nettletree
Area	2616
Subdivision	VERAMENDI
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Amenities	Pool, Park/Playground, Jogging Trails
Parking	Two Car Garage, Attached
Pool	None

Interior

Interior	Two Living Area, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Game Room, Utility Room Inside, Secondary Bedroom Down, High Ceilings, Open Floor Plan, High Speed Internet, Laundry Main Level, Laundry Lower Level, Laundry Room, Walk in Closets, Loft
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Built-In Oven, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Ice Maker

	Connection, Water Softener (owned), Smoke Alarm, Pre-Wired for Security, Gas Water Heater, Garage Door Opener, Plumb for Water Softener, Custom Cabinets, 2+ Water Heater Units, City Garbage service
Heating	Central, 1 Unit, Zoned
Cooling	One Central, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room, Gas, Glass/Enclosed Screen, Gas Logs Included
# of Stories	2.0
Stories	2

Exterior

Exterior	Brick
Exterior Features	Patio Slab, Covered Patio, Privacy Fence, Sprinkler System
Lot Description	Corner, Level
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 15th, 2025
Days on Market	50
HOA Fees	165.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Frank Baker
Listing Office	Keller Williams Heritage

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