

\$530,000 - 2223 Bluewood, New Braunfels

MLS® #1908376

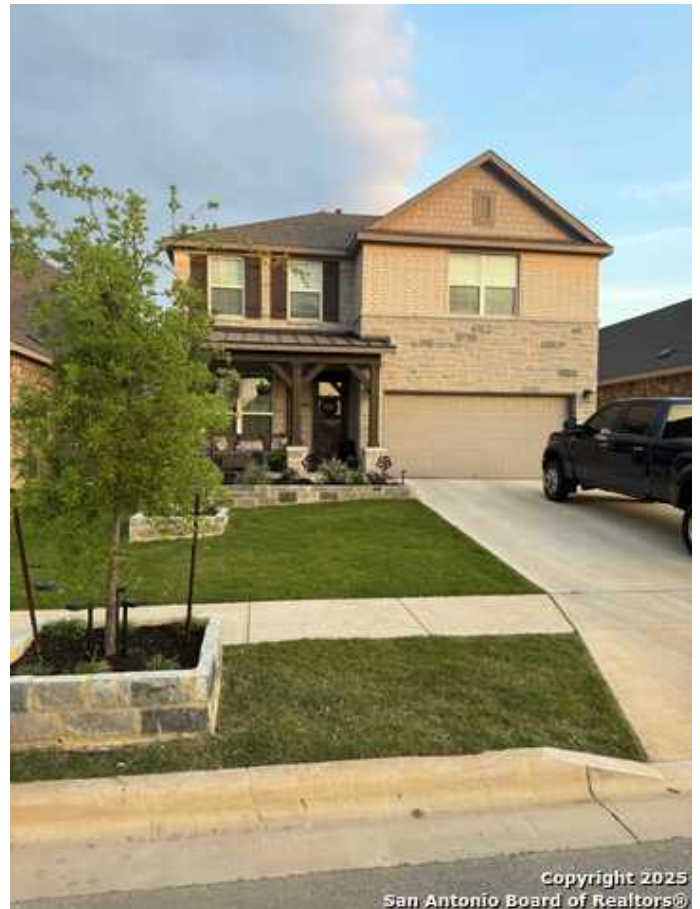
\$530,000

4 Bedroom, 4.00 Bathroom, 2,666 sqft

Residential on 0.13 Acres

VERAMENDI, New Braunfels, TX

Well kept family home in highly desired Veramendi neighborhood. Home is all brick/stone/mortar on four sides. Open concept living/entertaining with soaring ceilings-no house behind, 10 yr structural warranty-many upgrades include: tiled front porch, office/flex room with french doors, water softener, tankless water heater, dual vanity and lighted mirror in master bath, added cabinetry in laundry, several smart-home features, ceiling fans all rooms/living areas, raised beds with added landscaping, full irrigation front and back, wood-like tile throughout, overhead storage in garage, blinds throughout, gas appliances with chef-inspired 5-burner cook top, eat-at bar/island, convenience kitchen cabinets including hideaway trash cans and retractable pan storage, walk-in pantry, bay window and tray ceiling primary suite, primary bath with garden tub/separate glass enclosed shower and dual walk-in closets, gas-log fireplace, designer paint selections, walk/bike to elementary, middle and high schools. Veramendi neighborhood perks include Word Park, community amenities such as The Ledge and The Outlook, resort style pools, pickle ball courts, hike/bike/walk trails throughout, and the future town square with walkable restaurant and shopping. Coffee shops and Breakfast already open in neighborhood. Goddard School in operation with college campus and hospital breaking ground in the near future. Neighborhood is golf cart friendly. 5 mins to H.E.B. and 10 mins to Gruene,



downtown, New Braunfels, Schlitterbahn, the Comal and the Guadalupe Rivers. Home is tucked away in the secluded section of Sendero at Veramendi. You will not find a better place to call home!

Built in 2023

Essential Information

MLS® #	1908376
Price	\$530,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,666
Acres	0.13
Year Built	2023
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Traditional
Status	Price Change

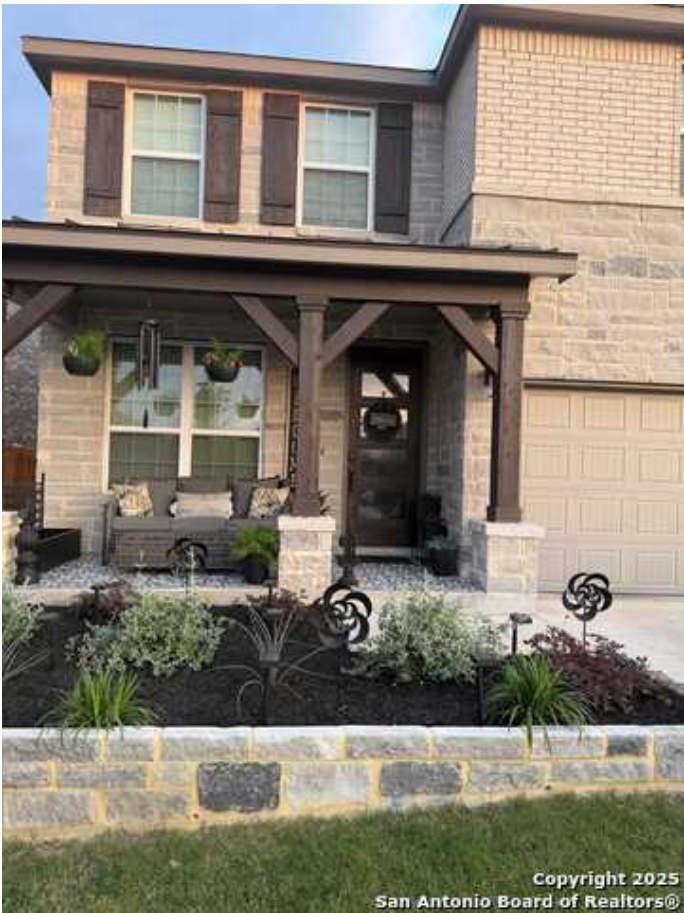
Community Information

Address	2223 Bluewood
Area	2616
Subdivision	VERAMENDI
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Amenities	Pool, Park/Playground, Jogging Trails, Sports Court, Bike Trails, BBQ/Grill
Parking	Two Car Garage, Attached
Pool	None

Interior



Interior	Two Living Area, Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Walk-In Pantry, Study/Library, Game Room, Media Room, Loft, Utility Room Inside, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Room, Telephone, Walk in Closets, Attic - Expandable, Attic - Partially Floored, Attic - Pull Down Stairs, Attic - Attic Fan
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Stove/Range, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Smoke Alarm, Pre-Wired for Security, Attic Fan, Gas Water Heater, Garage Door Opener, Solid Counter Tops, City Garbage service
Heating	Central, 1 Unit
Cooling	One Central, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room
# of Stories	2.0
Stories	2

Exterior

Exterior	4 Sides Masonry, Stone/Rock
Exterior Features	Patio Slab, Covered Patio, Privacy Fence, Sprinkler System, Double Pane Windows, Stone/Masonry Fence
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 17th, 2025
Days on Market	48
HOA Fees	165.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent

John Prell

Listing Office

Creekview Realty

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