

\$449,999 - 1573 Las Fontanasa, New Braunfels

MLS® #1909354

\$449,999

3 Bedroom, 2.00 Bathroom, 2,670 sqft
Residential on 0.18 Acres

MEYER RANCH, New Braunfels, TX

****\$9,000 Price Reduction**** Welcome to this beautifully maintained 2019 Ashton Woods home in the sought-after Meyer Ranch community of New Braunfels. Offering 2,670 square feet of thoughtfully designed living space, this one-owner residence blends modern comfort with timeless style. The single-story floor plan features three spacious bedrooms, two full bathrooms, and a dedicated office-perfect for today's work-from-home lifestyle. A versatile 400 sq. ft. loft upstairs provides room for a media area, game room, or guest retreat. The heart of the home is its open-concept kitchen and living area, ideal for both entertaining and everyday living. Step outside to a screened-in patio and custom outdoor kitchen, creating the perfect setting for year-round gatherings. Nestled on a level cul-de-sac lot, this home offers privacy and peace of mind while being close to community amenities, shopping, dining, and all that New Braunfels has to offer. Meticulously cared for by its original owner, this property is truly move-in ready. Don't miss the opportunity to make this exceptional Meyer Ranch home yours.

Built in 2019

Essential Information

MLS® #	1909354
Price	\$449,999



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,670
Acres	0.18
Year Built	2019
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Traditional, Texas Hill Country
Status	Active

Community Information

Address	1573 Las Fontanasa
Area	2611
Subdivision	MEYER RANCH
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

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

Interior

Interior	Two Living Area, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Game Room, Loft, Utility Room Inside, Secondary Bedroom Down, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Telephone, Walk in Closets, Attic - Access only, Attic - Partially Floored, Attic - Pull Down Stairs
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Gas Water Heater, Garage Door Opener, Plumb for Water Softener, Solid Counter Tops, Private Garbage Service
Heating	Central, 1 Unit
Cooling	One Central, Zoned
Fireplaces	Not Applicable

# of Stories	2.0
Stories	2

Exterior

Exterior	Brick, 3 Sides Masonry, Siding
Exterior Features	Patio Slab, Covered Patio, Gas Grill, Privacy Fence, Sprinkler System, Double Pane Windows, Storage Building/Shed, Has Gutters, Mature Trees, Outdoor Kitchen, Screened Porch
Lot Description	Cul-de-Sac/Dead End, County Vlew, Mature Trees (ext feat), Level
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Bill Brown
Middle	Smithson Valley
High	Smithson Valley

Additional Information

Date Listed	September 21st, 2025
Days on Market	43
HOA Fees	150.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Shelby Renfeld
Listing Office	Keller Williams Heritage

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