

\$465,000 - 1784-1786 Tristan Trail, New Braunfels

MLS® #1910232

\$465,000

Bedroom, Bathroom, 2,932 sqft
Multi-Family (2-8 Units) on 0.14 Acres

CANYON RESERVE, New Braunfels, TX

Located on a quiet cul-de-sac, this spacious 6-bedroom, 5-bath duplex in New Braunfels features an open-concept layout on the first floor, modern kitchens with granite countertops, and attached two-car garages for both units with all bedrooms on the second floor. Enjoy stained concrete floors, central air, and private fenced backyards perfect for relaxing or entertaining. Ideal for first-time homebuyers looking to build equity through house-hacking, families downsizing from larger single-family homes, multigenerational households or seeking flexible living arrangements or investor for long term investment, this duplex offers incredible versatility. Located in the Comal Independent School District, less than 5 minutes from elementary, middle, and high schools, with easy access to I35, Highway 46, shopping, and dining, this home perfectly combines comfort, convenience, and modern style. Property priced to sell and being sold "AS IS".

Built in 2019

Essential Information

MLS® #	1910232
Price	\$465,000
Square Footage	2,932
Acres	0.14
Year Built	2019
Type	Multi-Family (2-8 Units)



Sub-Type	Two Story
Status	Active

Community Information

Address	1784-1786 Tristan Trail
Area	2705
Subdivision	CANYON RESERVE
City	New Braunfels
County	Comal
State	TX
Zip Code	78130

Interior

Heating	Central
Cooling	Unit Central

Exterior

Exterior	Siding
Exterior Features	Patio Slab
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Freiheit
Middle	Canyon
High	Canyon

Additional Information

Date Listed	September 24th, 2025
Days on Market	41

Listing Details

Listing Agent	Bill Huff
Listing Office	eXp Realty

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