

\$279,500 - 2277 Kolibri Way, New Braunfels

MLS® #1911318

\$279,500

4 Bedroom, 2.00 Bathroom, 1,638 sqft
Residential on 0.16 Acres

AVERY PARK, New Braunfels, TX

Experience timeless comfort and modern convenience in this beautifully appointed home, offering a seamless open-concept layout that flows effortlessly between the living room, dining area, and gourmet kitchen. Outfitted with sleek stainless steel appliances, the kitchen is both functional and stylish-ideal for everyday cooking or hosting with ease. A private office/study provides a quiet retreat for remote work or reading. Set on an expansive corner lot, the property is enhanced by mature landscaping and a fully fenced backyard. Enjoy outdoor living year-round beneath the covered patio, perfect for refined entertaining or peaceful relaxation. Recent upgrades include a new roof, leaf guard gutters, and appliances! Click the Virtual Tour link to view the 3D walkthrough. Discounted rate options and no lender fee future refinancing may be available for qualified buyers of this home. There is an Assumable Loan Option.

Built in 2017

Essential Information

MLS® #	1911318
Price	\$279,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,638
Acres	0.16



Year Built	2017
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	2277 Kolibri Way
Area	2707
Subdivision	AVERY PARK
City	New Braunfels
County	Guadalupe
State	TX
Zip Code	78130

Amenities

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

Interior

Interior	One Living Area, Eat-In Kitchen, Island Kitchen, Utility Room Inside, High Ceilings, Cable TV Available, High Speed Internet, Telephone
Appliances	Washer Connection, Dryer Connection, Self-Cleaning Oven, Microwave Oven, Stove/Range, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Security System (Owned), Electric Water Heater, Garage Door Opener, Plumb for Water Softener, Smooth Cooktop, Solid Counter Tops, City Garbage service
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	3 Sides Masonry
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Clear Spring
Middle	Canyon
High	Canyon

Additional Information

Date Listed	September 29th, 2025
Days on Market	34
HOA Fees	508.20
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Ashlee Jorgensen
Listing Office	Orchard Brokerage

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