

\$265,000 - 1153 Gracie, New Braunfels

MLS® #1912336

\$265,000

3 Bedroom, 2.00 Bathroom, 1,362 sqft

Residential on 0.11 Acres

SPRING VALLEY, New Braunfels, TX

This beautifully designed 3-bedroom, 2-bath home is nestled in the desirable Spring Valley neighborhood of New Braunfels. Built in 2023, the single-story layout offers a seamless blend of style, comfort, and functionality. Inside, you'll find an open-concept living area with no carpet in the kitchen and living spaces, creating a clean, modern look that is easy to maintain. The kitchen features energy-efficient appliances, custom cabinetry, and generous granite counter space-perfect for both entertaining and quiet nights in. The primary suite provides a spacious retreat with an oversized walk-in shower and a huge walk-in closet, while two additional bedrooms add flexibility for family, guests, or a home office. The home is clean, well-maintained, and ready for move-in, offering convenience from day one. It also includes an attached two-car garage, an in-wall pest control system, a covered porch, and a privacy-fenced backyard. Set on a quiet street with sidewalks and street lights, it provides a welcoming environment just minutes from shopping and conveniences. Beyond the neighborhood, New Braunfels delivers the best of Texas living, with tubing on the Comal and Guadalupe Rivers, the charm of historic Gruene, vibrant music and festivals, and a community known for its small-town feel paired with big-city amenities. This move-in ready home is an exceptional opportunity to enjoy all that Spring Valley and New Braunfels have to offer.



Built in 2022

Essential Information

MLS® #	1912336
Price	\$265,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,362
Acres	0.11
Year Built	2022
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Price Change

Community Information

Address	1153 Gracie
Area	2706
Subdivision	SPRING VALLEY
City	New Braunfels
County	Guadalupe
State	TX
Zip Code	78130

Amenities

Amenities	None
Parking	Two Car Garage
Pool	None

Interior

Interior	One Living Area, Liv/Din Combo, Eat-In Kitchen
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Washer, Dryer, Built-In Oven, Microwave Oven
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

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

School Information

District	Comal
Elementary	Call District
Middle	Call District
High	Call District

Additional Information

Date Listed	October 2nd, 2025
Days on Market	29
HOA Fees	200.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Neal Zingelmann
Listing Office	Z Texas Real Estate, LLC

The data relating to real estate on this web site comes in part from the Internet Data Exchange program of LERA MLS®, and is updated as of November 1st, 2025 at 10:51am CDT (date/time). IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.