

# \$399,000 - 2063 Western Pecan, New Braunfels

MLS® #1912905

**\$399,000**

4 Bedroom, 3.00 Bathroom, 2,445 sqft

Residential on 0.24 Acres

PECAN CROSSING, New Braunfels, TX

This stunning 4-bedroom, 2.5-bathroom home offers a beautifully designed living space on a desirable corner lot in a family-friendly neighborhood. Step inside to a grand living room with soaring ceilings and abundant natural light from multiple windows. The open-concept layout flows effortlessly into the kitchen, featuring a center island with seating, perfect for entertaining or casual family meals. The main-level master suite provides privacy and convenience, complete with a spacious en-suite bathroom and ample closet space. Upstairs, you'll find three additional bedrooms, a second living area, and a cozy office nook, offering versatile space for work, study, or relaxation. Enjoy gatherings in the dining area adjacent to the kitchen, or step outside to the large backyard, ideal for barbecues, playtime, or adding a pool. This home is located just minutes from Fischer Park.

Built in 2012

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 1912905   |
| Price          | \$399,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,445     |
| Acres          | 0.24      |



|            |                        |
|------------|------------------------|
| Year Built | 2012                   |
| Type       | Residential            |
| Sub-Type   | Single Family Detached |
| Style      | Two Story, Traditional |
| Status     | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 2063 Western Pecan |
| Area        | 3100               |
| Subdivision | PECAN CROSSING     |
| City        | New Braunfels      |
| County      | Guadalupe          |
| State       | TX                 |
| Zip Code    | 78130-5872         |

### **Amenities**

|           |                          |
|-----------|--------------------------|
| Amenities | Park/Playground          |
| Parking   | Two Car Garage, Attached |
| Pool      | None                     |

### **Interior**

|              |                                                                                                                                 |
|--------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior     | One Living Area, Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Utility Room Inside, High Ceilings, Laundry Room |
| Appliances   | Ceiling Fans, Chandelier, Cook Top, Built-In Oven, Disposal, Dishwasher, Vent Fan                                               |
| Heating      | Central, 1 Unit                                                                                                                 |
| Cooling      | One Central                                                                                                                     |
| Fireplaces   | Not Applicable                                                                                                                  |
| # of Stories | 2.0                                                                                                                             |
| Stories      | 2                                                                                                                               |

### **Exterior**

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior          | Brick, Stone/Rock, Stucco, Siding, Vinyl  |
| Exterior Features | Covered Patio, Privacy Fence, Has Gutters |
| Lot Description   | Corner, City View                         |
| Roof              | Composition                               |
| Construction      | Pre-Owned                                 |
| Foundation        | Slab                                      |

### **School Information**

|            |               |
|------------|---------------|
| District   | New Braunfels |
| Elementary | Klein Road    |
| Middle     | New Braunfel  |
| High       | New Braunfel  |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 5th, 2025 |
| Days on Market | 29                |
| HOA Fees       | 326.00            |
| HOA Fees Freq. | Annually          |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Agent  | Mercy Boatright-wood |
| Listing Office | House Hunters NB     |

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