

# \$439,900 - 2232 And 2234 Avery Village, New Braunfels

MLS® #1915249

**\$439,900**

Bedroom, Bathroom, 2,586 sqft  
Multi-Family (2-8 Units) on 0.20 Acres

Avery Park, New Braunfels, TX

Ideal opportunity for a homeowner to live in one unit while generating rental income from the other to offset their mortgage! This duplex boasts a spacious 3-bedroom, 2-bathroom layout with an open-concept floor plan. Enjoy modern living with a stylish kitchen featuring granite countertops, stainless steel appliances, and durable luxury tile in high-traffic areas. Relax or entertain on the covered patio, and park with ease in the attached 2-car garage. This property is just minutes from iconic attractions like Schlitterbahn and the historic Gruene district, offering live music, boutique shopping, and riverside dining. Don't miss your chance to own a smart investment!

Built in 2018

## Essential Information

|                |                          |
|----------------|--------------------------|
| MLS® #         | 1915249                  |
| Price          | \$439,900                |
| Square Footage | 2,586                    |
| Acres          | 0.20                     |
| Year Built     | 2018                     |
| Type           | Multi-Family (2-8 Units) |
| Sub-Type       | One Story                |
| Status         | Price Change             |

## Community Information

|         |                             |
|---------|-----------------------------|
| Address | 2232 And 2234 Avery Village |
| Area    | 2707                        |



|             |               |
|-------------|---------------|
| Subdivision | Avery Park    |
| City        | New Braunfels |
| County      | Guadalupe     |
| State       | TX            |
| Zip Code    | 78130         |

### **Interior**

|         |              |
|---------|--------------|
| Heating | Central      |
| Cooling | Unit Central |

### **Exterior**

|                   |               |
|-------------------|---------------|
| Exterior          | Brick, Frame  |
| Exterior Features | Covered Patio |
| Roof              | Composition   |
| Construction      | Pre-Owned     |
| Foundation        | Slab          |

### **School Information**

|            |              |
|------------|--------------|
| District   | Comal        |
| Elementary | Clear Spring |
| Middle     | Canyon       |
| High       | Canyon       |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 13th, 2025 |
| Days on Market | 22                 |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Agent  | Erion Shehaj          |
| Listing Office | Signature Real Estate |

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