

# \$339,990 - 1544 Gentle View, New Braunfels

MLS® #1916184

**\$339,990**

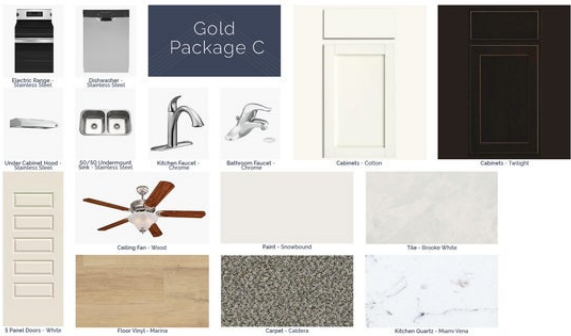
3 Bedroom, 2.00 Bathroom, 1,687 sqft  
Residential on 0.15 Acres

MEADOWS AT CLEAR SPRINGS, New Braunfels, TX

\*\*\*ESTIMATED COMPLETION DATE: JANUARY 2026\*\*\* Make yourself at home in the all new Eastland floorplan, part of our brand new Smart Series of M/I Homes. This 3-4 bedroom, 2 bath home features 1,602 square feet and plenty of options to create your dream home. This well-designed floorplan features all bedrooms on one side of the home, creating ideal separation and privacy. As you enter, you will notice 2 bedrooms tucked off of the foyer, conveniently connected by a full bathroom. Just past these bedrooms is your flex space. In need of another bedroom? Upgrade this space to a 4th full bedroom for the additional living space your family needs. Continue past the bedrooms into your open-concept kitchen dining and family room. The kitchen offers a large center island, with the option to upgrade to an alternate island layout. This open space offers tall, sloped ceilings, natural light through the large windows, and plenty of room for entertaining. The owner's bedroom is situated at the rear of the home and includes an option to add a bay window for added space and even more natural light. The owner's bath offers a spacious walk-in shower, vanity with optional second sink, and an oversized closet that is sure to impress! Upgrade to a deluxe owner's bath with garden tub and shower for a relaxing owner's bath retreat. All M/I Homes' Smart Series plans offer professionally pre-designed packages,



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allowing you to make this space your own by simply selecting the package that suits you best. You will love the stylish design and value that comes with your new Smart Series M/I Home.

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 1916184                |
| Price          | \$339,990              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,687                  |
| Acres          | 0.15                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Single Family Detached |
| Style          | One Story              |
| Status         | Price Change           |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 1544 Gentle View         |
| Area        | 2707                     |
| Subdivision | MEADOWS AT CLEAR SPRINGS |
| City        | New Braunfels            |
| County      | Comal                    |
| 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, Island Kitchen, Walk-In Pantry, High Ceilings, Open Floor Plan, Laundry Main Level, Laundry |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------|

|              |                                                                                       |
|--------------|---------------------------------------------------------------------------------------|
|              | Room, Walk in Closets                                                                 |
| Appliances   | Washer Connection, Dryer Connection, Built-In Oven, Stove/Range, Disposal, Dishwasher |
| Heating      | Central                                                                               |
| Cooling      | One Central                                                                           |
| Fireplaces   | Not Applicable                                                                        |
| # of Stories | 1.0                                                                                   |
| Stories      | 1                                                                                     |

## Exterior

|              |               |
|--------------|---------------|
| Exterior     | Brick, Siding |
| Roof         | Composition   |
| Construction | New           |
| Foundation   | Slab          |

## School Information

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

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 15                 |
| HOA Fees       | 600.00             |
| HOA Fees Freq. | Annually           |

## Listing Details

|                |                |
|----------------|----------------|
| Listing Agent  | Jaclyn Calhoun |
| Listing Office | Escape Realty  |

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