

\$349,990 - 1645 Viola Lane, New Braunfels

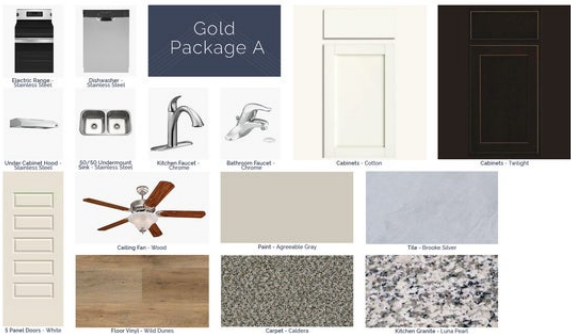
MLS® #1916188

\$349,990

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

MEADOWS AT CLEAR SPRINGS, New Braunfels, TX

ESTIMATED COMPLETION DATE: JANUARY 2026 Welcome home to the Freestone, a 1-story floorplan that features 1,687 square feet, 3-4 bedrooms, 2 bathrooms, and a 2-car garage. As you enter this home, you are greeted by a spacious foyer that gives direct access to your secondary bedrooms and full bathroom on one side and your laundry room with a flex space on the other side. The flex space can be upgraded to a 4th bedroom or it can remain as an open space. Opportunities are endless when left as an open space. You are free to transform it into a home office, a play room for the kids, or an additional living room. In the main living area of the home you'll find the family room, kitchen, and dining room. The kitchen offers an optional center island that overlooks the open-concept living space. This home features soaring ceilings throughout and large windows to allow the natural light to shine through. The owner's suite is nestled at the back of the home and offers a spacious bedroom and large private bathroom with a generously sized walk-in closet. Options come galore in this owner's suite! Add a bay window to the bedroom for extra space, upgrade to the deluxe bathroom layout for a separate garden tub/shower set up, or add a second sink to the vanity. All M/I Homes' Smart Series plans offer professionally pre-designed packages, 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® #	1916188
Price	\$349,990
Bedrooms	4
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	1645 Viola Lane
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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