

\$417,000 - 1932 Colonial, New Braunfels

MLS® #1917217

\$417,000

4 Bedroom, 3.00 Bathroom, 2,526 sqft

Residential on 0.15 Acres

August Fields, New Braunfels, TX

Beautiful Two-Story Home with Modern Style, Open Layout & Spacious Backyard Welcome to 1932 Colonial Avenue, a stunning two-story home that offers comfort, versatility, and modern living all in one. This well-designed residence features four bedrooms, three full baths, and multiple living spaces, creating an ideal setup for both relaxation and entertaining. Step inside to an inviting open-concept floor plan with wood-look tile flooring, neutral tones, and an abundance of natural light throughout. The large living area flows seamlessly into the dining space and chef-inspired kitchen, complete with granite countertops, stainless steel appliances, tile backsplash, pendant lighting, and crisp white cabinetry. A flex room off the main entry offers the perfect space for a home office or guest suite, with a full bathroom conveniently located nearby. Upstairs, you'll find a spacious loft/game room-a great spot for movie nights or a kids' play area. The primary suite is a true retreat, featuring high ceilings, dual vanities, a walk-in shower, and an expansive walk-in closet. Secondary bedrooms are generously sized, each with ample closet space and natural light. Step outside to your oversized backyard, offering endless potential for entertaining, gardening, or adding a future pool or playscape.

Additional highlights include: *

Energy-efficient construction * Two-car garage with driveway parking * Modern fixtures and finishes throughout Located in a



peaceful and friendly community, this home provides easy access to local schools, shopping, dining, and major highways, making it the perfect balance of suburban comfort and city convenience. 1932 Colonial Avenue - where comfort meets contemporary style.

Built in 2021

Essential Information

MLS® #	1917217
Price	\$417,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,526
Acres	0.15
Year Built	2021
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Active

Community Information

Address	1932 Colonial
Area	2707
Subdivision	August Fields
City	New Braunfels
County	Comal
State	TX
Zip Code	78130

Amenities

Amenities	Tennis, Park/Playground, Jogging Trails, Sports Court, Bike Trails, Basketball Court
Parking	Two Car Garage
Pool	None

Interior

Interior	One Living Area, Separate Dining Room, Eat-In Kitchen, Island Kitchen, Study/Library, Game Room, Utility Room Inside, Open Floor Plan, Cable TV Available, High Speed Internet, Walk in Closets, Attic - Access only
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Stove/Range
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	2.0
Stories	2

Exterior

Exterior	3 Sides Masonry, Rock/Stone Veneer
Exterior Features	Patio Slab, Covered Patio, Privacy Fence, Double Pane Windows
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Freiheit
Middle	Canyon
High	Canyon

Additional Information

Date Listed	October 21st, 2025
Days on Market	13
HOA Fees	106.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Eric Isarraraz
Listing Office	Vortex Realty

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