

# \$350,999 - 1891 Nuthatch Ridge, New Braunfels

MLS® #1917225

## \$350,999

5 Bedroom, 3.00 Bathroom, 2,552 sqft  
Residential on 0.11 Acres

Voss Farms, New Braunfels, TX

The Napali - This new two-story home features a single-level owner's suite, offering a serene retreat with a full bathroom and walk-in closet. A secondary bedroom is located near the front of the home, while an open-concept floorplan encourages seamless indoor-outdoor living with access to an inviting covered porch. On the second level, a bonus room provides a versatile shared living area easily accessible from three additional secondary bedrooms. Prices and features may vary and are subject to change. Photos are for illustrative purposes only.

Built in 2025

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | 1917225                |
| Price          | \$350,999              |
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,552                  |
| Acres          | 0.11                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Single Family Detached |
| Style          | Two Story              |
| Status         | Active                 |

### Community Information



|             |                     |
|-------------|---------------------|
| Address     | 1891 Nuthatch Ridge |
| Area        | 2707                |
| Subdivision | Voss Farms          |
| City        | New Braunfels       |
| County      | Guadalupe           |
| State       | TX                  |
| Zip Code    | 78130               |

### **Amenities**

|           |                     |
|-----------|---------------------|
| Amenities | Other - See Remarks |
| Parking   | Two Car Garage      |
| Pool      | None                |

### **Interior**

|              |                                                                                                           |
|--------------|-----------------------------------------------------------------------------------------------------------|
| Interior     | One Living Area, Breakfast Bar, Utility Room Inside, Open Floor Plan, Cable TV Available, Walk in Closets |
| Appliances   | Washer Connection, Dryer Connection, Stove/Range, Dishwasher                                              |
| Heating      | Central                                                                                                   |
| Cooling      | One Central                                                                                               |
| Fireplaces   | Not Applicable                                                                                            |
| # of Stories | 2.0                                                                                                       |
| Stories      | 2                                                                                                         |

### **Exterior**

|                   |               |
|-------------------|---------------|
| Exterior          | Cement Fiber  |
| Exterior Features | Privacy Fence |
| Roof              | Composition   |
| Construction      | New           |
| Foundation        | Slab          |

### **School Information**

|            |               |
|------------|---------------|
| District   | New Braunfels |
| Elementary | Voss Farms    |
| Middle     | New Braunfel  |
| High       | New Braunfel  |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 2025 |
| Days on Market | 13                 |

|                |           |
|----------------|-----------|
| HOA Fees       | 96.25     |
| HOA Fees Freq. | Quarterly |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Agent  | Christopher Marti  |
| Listing Office | Marti Realty Group |

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