

\$2,995 - 1606 Folk Victorian, New Braunfels

MLS® #1917471

\$2,995

4 Bedroom, 3.00 Bathroom, 2,376 sqft

Rental on 0.25 Acres

MEYER RANCH, New Braunfels, TX

Exceptional Smart Home on a Premium Corner Lot in Meyer Ranch, New Braunfels, TX Discover luxury living in this beautifully designed smart home located in the sought-after Meyer Ranch community, crafted by Princeton Classic Homes. Situated on a spacious .25-acre corner lot, this 4-bedroom, 3-bathroom property offers 2,376 sq. ft. of thoughtfully planned space, perfect for today's modern lifestyle. Move-in ready with all appliances included - even washer and dryer - this home also comes fully equipped with advanced technology features. All A/V components, touch screens, universal remotes, TVs, and receivers convey with the home, delivering seamless convenience and entertainment. Built for tech enthusiasts and remote professionals, the home is hardwired with CAT-6 cabling throughout and features Unifi Wi-Fi access points to ensure fast, reliable connectivity. The Nice/ELAN automation system controls lighting, climate, security cameras, video doorbell, and A/V components throughout the home. The gourmet kitchen is a true centerpiece, complete with a large island, gas stove, double oven, microwave, refrigerator, and abundant counter space - ideal for cooking and hosting. Entertainment is elevated with a dedicated high-end theater room featuring a 120" projection screen and theater seating. The adjacent family room includes a mounted 75" TV and immersive 5.1 surround sound, set against a warm fireplace backdrop. The



open-concept layout and welcoming foyer provide the perfect flow for gatherings. Retreat to the luxurious master suite, which offers picturesque backyard views, a wall-mounted 65" OLED TV with soundbar, and an elegant ensuite bathroom featuring an upgraded shower with dual body jet sprayers for a spa-like experience. Additional premium features include: Whole-house water filtration system Central vacuum system REAL home automation system Security cameras with three large interactive touch screens High-grade carpet throughout Tall 2-car garage with ceiling-mounted storage racks Extended back patio, ideal for outdoor dining and entertaining Outdoor living is just as impressive - enjoy built-in audio zones across the front porch, back patio, backyard, kitchen, and dining areas. Whether hosting a BBQ or enjoying a quiet evening, this home offers a seamless blend of comfort, entertainment, and cutting-edge convenience. Homes of this caliber rarely come to market - don't miss your chance to make this one-of-a-kind smart home your own. Schedule a private showing today! RARE OPPORTUNITY FOR SHORTER TERM RENTAL 6 MONTHS TO 9 MONTHS!

Built in 2021

Essential Information

MLS® #	1917471
Price	\$2,995
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,376
Acres	0.25
Year Built	2021
Type	Rental

Sub-Type	Single Family Detached
Style	One Story
Status	New

Community Information

Address	1606 Folk Victorian
Area	2611
Subdivision	MEYER RANCH
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Amenities	Jogging Trail, Playground, Near Shopping, BBQ/Picnic, Clubhouse, Pool, Party Room
Parking	Two Car Garage, Attached
Pool	None

Interior

Interior	One Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Utility Room Inside, Open Floor Plan, High Speed Internet, All Bedrooms Downstairs, Laundry Room, Walk in Closets, High Ceilings, Laundry Main Level, Media Room
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Washer, Dryer, Microwave Oven, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Security System (Owned), Pre-Wired for Security, Gas Water Heater, Garage Door Opener, Custom Cabinets, City Garbage service, Built-In Oven, Central Vacuum, Carbon Monoxide Detector, Double Ovens, Down Draft, Plumb for Water Softener, Private Garbage Service, Self-Cleaning Oven, Water Softener (owned)
Heating	Central, 1 Unit
Cooling	One Central
Fireplace	Yes
Fireplaces	Family Room, One

Exterior

Exterior	Brick, 4 Sides Masonry, Cement Fiber, Stone/Rock
Exterior Features	Patio Slab, Covered Patio, Privacy Fence, Double Pane Windows, Sprinkler System

Lot Description	Corner
Roof	Composition
Foundation	Slab

School Information

District	Comal
Elementary	Brown
Middle	Smithson Valley
High	Smithson Valley

Additional Information

Date Listed	October 22nd, 2025
Days on Market	7

Listing Details

Listing Agent	Maria Wade De La Cruz
Listing Office	Tuscan Res + Invest Realty LLC

The data relating to real estate on this web site comes in part from the Internet Data Exchange program of LERA MLS®, and is updated as of October 29th, 2025 at 9:51pm CDT (date/time). IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.