

\$347,990 - 868 Farmhouse Trail, New Braunfels

MLS® #1918976

\$347,990

2 Bedroom, 2.00 Bathroom, 1,340 sqft

Residential on 0.13 Acres

CASINAS AT GRUENE, New Braunfels, TX

The only new home community just a golf cart ride away from Gruene Hall, the Guadalupe River, and charming downtown New Braunfels! Discover the perfect blend of convenience and comfort in the San Marcos Plan, a thoughtfully designed single story home featuring two spacious bedrooms and two bathrooms. Arrive inside to an inviting open concept layout ideal for entertaining and everyday living at Casinas at Gruene. The modern kitchen showcases sleek stainless steel electric appliances including a cooktop, oven, microwave, and dishwasher along with elegant Omegastone countertops and a deep 10 inch undermount sink. The Owner's Suite, located on the first floor along with bedroom 2, features a luxurious ceramic tile shower with a built in seat, creating a relaxing retreat. Exterior highlights include a covered patio ideal for outdoor gatherings, a two car garage, charming coach light, and a fully fenced backyard with a gate for added privacy. Experience life in one of New Braunfels' most desirable areas where comfort, style, and location come together seamlessly. Also located nearby is River Acre Park located just down the road of the Casinas at Gruene neighborhood offering residents a nearby place to relax and enjoy.

Built in 2025

Essential Information



MLS® #	1918976
Price	\$347,990
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,340
Acres	0.13
Year Built	2025
Type	Residential
Sub-Type	Garden/Patio Home/Detchd
Style	One Story, Traditional
Status	Price Change

Community Information

Address	868 Farmhouse Trail
Area	2621
Subdivision	CASINAS AT GRUENE
City	New Braunfels
County	Comal
State	TX
Zip Code	78130

Amenities

Amenities	None
Parking	Two Car Garage, Attached
Pool	None

Interior

Interior	One Living Area, Eat-In Kitchen, Island Kitchen, Walk-In Pantry, High Ceilings, Open Floor Plan, Laundry Main Level, Walk in Closets, Attic - Access only, Attic - Partially Floored, Attic - Pull Down Stairs
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Washer, Dryer, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Stove/Range, Refrigerator, Disposal, Dishwasher, Vent Fan, Smoke Alarm, Garage Door Opener, Carbon Monoxide Detector, City Garbage service, Private Garbage Service
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable

# of Stories	1.0
Stories	1

Exterior

Exterior	Siding, Cement Fiber
Lot Description	Irregular
Roof	Composition
Construction	New
Foundation	Slab

School Information

District	Comal
Middle	Church Hill
High	Canyon

Additional Information

Date Listed	October 29th, 2025
Days on Market	3
HOA Fees	1000.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	April Maki
Listing Office	Brightland Homes Brokerage, LLC

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