

\$347,500 - 1856 Danube, New Braunfels

MLS® #1919295

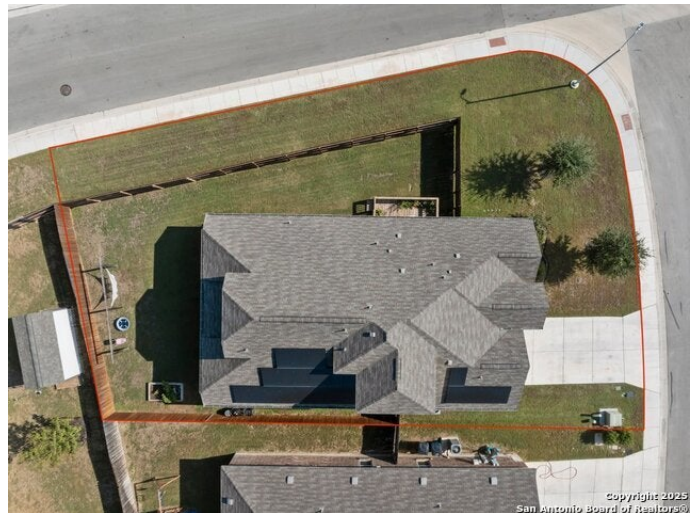
\$347,500

4 Bedroom, 4.00 Bathroom, 2,515 sqft

Residential on 0.19 Acres

VOSS FARMS, New Braunfels, TX

Beautiful Multi-Generational Home in Voss Farms Welcome to this stunning 4-bedroom, 4-bath Lennar-built home offering 2,515 square feet of flexible living space on a spacious 0.19-acre corner lot. Designed with comfort and versatility in mind, this property features a unique multi-generational suite on the first floor with its own private entrance, living area, laundry, kitchenette, bedroom, and private deck with backyard access - perfect for extended family or guests. The main level also includes a second primary suite with a double vanity, garden tub, separate shower, and large walk-in closet. The home's large open floor plan with high ceilings creates a bright and inviting atmosphere throughout. The kitchen is a chef's delight with a coffee bar, pantry, island breakfast bar, and open layout connecting to the dining and living areas - ideal for entertaining. Upstairs, you'll find a fourth bedroom and a loft area that can serve as a playroom, office, or media space. The home showcases ceramic tile, wood laminate, and carpet flooring throughout and has been meticulously maintained - truly shows like a model home. Built in 2018, this home features four sides masonry (three sides brick, one side cement fiber). Conveniently located in desirable Voss Farms, just 0.3 miles to Voss Farms Elementary, approximately 2 miles to New Braunfels Middle School, and 3.5 miles to New Braunfels High School. Neighborhood amenities include a community pool, clubhouse, and walking trails, offering a



wonderful lifestyle in one of New Braunfels' most sought-after neighborhoods.

Built in 2018

Essential Information

MLS® #	1919295
Price	\$347,500
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,515
Acres	0.19
Year Built	2018
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Traditional
Status	New

Community Information

Address	1856 Danube
Area	2707
Subdivision	VOSS FARMS
City	New Braunfels
County	Guadalupe
State	TX
Zip Code	78130

Amenities

Amenities	Pool, Clubhouse, Park/Playground, Jogging Trails
Parking	Two Car Garage, Attached
Pool	None

Interior

Interior	Two Living Area, Liv/Din Combo, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Loft, Utility Room Inside, Secondary Bedroom Down, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, High Speed Internet, Laundry Main Level, Laundry Room, Walk in Closets
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Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Disposal, Dishwasher, Water Softener (owned), Electric Water Heater, Garage Door Opener, Solid Counter Tops
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	2.0
Stories	2

Exterior

Exterior	Brick, 4 Sides Masonry, Stone/Rock, Cement Fiber
Exterior Features	Covered Patio, Deck/Balcony, Privacy Fence, Other - See Remarks
Lot Description	Corner, Level
Roof	Composition, Other
Construction	Pre-Owned
Foundation	Slab

School Information

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

Additional Information

Date Listed	October 30th, 2025
Days on Market	3
HOA Fees	96.25
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Raad Alawan
Listing Office	Real Broker, LLC

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