

\$324,900 - 1764 Lower Forty, New Braunfels

MLS® #1919630

\$324,900

4 Bedroom, 2.00 Bathroom, 1,837 sqft

Residential on 0.17 Acres

Voss Farms, New Braunfels, TX

OPEN HOUSE: 11/01/2025 from 9:00 AM to 11:00 PM. Welcome to 1764 Lower Forty in beautiful New Braunfels, TX - a stunningly renovated home that blends modern upgrades with Hill Country charm. Step inside to discover a bright, open layout featuring all new flooring that enhances the home's seamless flow from room to room. The inviting living area opens into a fully updated kitchen complete with brand new stainless steel appliances and matching quartz countertops that extend throughout the home, creating a cohesive and contemporary look. The spacious primary suite provides a peaceful retreat with a private ensuite bath and a large walk-in closet, while the additional bedrooms offer comfort and flexibility for guests, work, or leisure. Every detail has been refreshed, offering the feel of a brand-new home in an established and well-located neighborhood. Outside, you'll find a welcoming backyard perfect for relaxing or entertaining, with plenty of room to personalize your outdoor living space. Conveniently located near downtown New Braunfels, Gruene, and I-35, this home offers quick access to local shops, dining, and entertainment while maintaining a sense of tranquility. If you're looking for a move-in ready home that combines thoughtful design, modern finishes, and everyday convenience, 1764 Lower Forty is one you won't want to miss.

Built in 2007



Essential Information

MLS® #	1919630
Price	\$324,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,837
Acres	0.17
Year Built	2007
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	New

Community Information

Address	1764 Lower Forty
Area	2705
Subdivision	Voss Farms
City	New Braunfels
County	Bexar
State	TX
Zip Code	78130

Amenities

Amenities	Other - See Remarks
Parking	Two Car Garage
Pool	None

Interior

Interior	One Living Area, Two Living Area, Liv/Din Combo, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Walk in Closets, Attic - Partially Finished, Attic - Pull Down Stairs
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Washer, Dryer, Microwave Oven, Stove/Range, Disposal, Dishwasher, Security System (Owned), Electric Water Heater, Plumb for Water Softener, Custom Cabinets, City Garbage service
Heating	Central
Cooling	One Central

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	1.0
Stories	1

Exterior

Exterior	4 Sides Masonry, Stone/Rock
Exterior Features	Patio Slab, Covered Patio, Privacy Fence, Mature Trees
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

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

Additional Information

Date Listed	October 31st, 2025
Days on Market	2
HOA Fees	96.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Charles Gafford
Listing Office	Keller Williams City-View

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