

\$624,900 - 1864 Front Porch Avenue, New Braunfels

MLS® #542606

\$624,900

4 Bedroom, 4.00 Bathroom, 2,669 sqft
Residential on 0.25 Acres

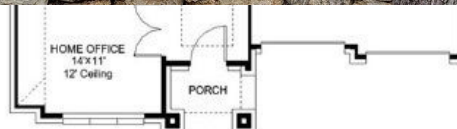
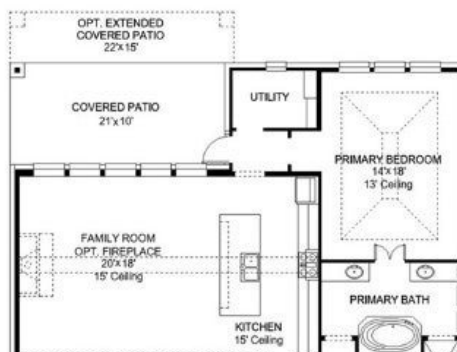
Meyer Ranch, New Braunfels, Texas

A welcoming front porch opens into an extended entryway boasting a 12-foot ceiling. French doors open into the private home office which features three large windows. Down the hallway you pass the secondary bedrooms which feature walk-in closets and a shared bathroom. As you step into the dining area you are greeted with ample natural light. The family room boasts a sliding glass door and tall ceilings. The kitchen hosts an island with built-in seating, 5-burner gas cooktop and a corner walk-in pantry. The primary bedroom hosts three large windows and convenient access to the utility room. The primary bathroom has dual vanities, a garden tub, glass enclosed shower, a linen closet, and two walk-in closets. Completing the floor plan is a guest suite with full bathroom and walk-in closet off of the main hallway. Extended covered backyard patio. Mud room is off of the two-car garage.

Built in 2024

Essential Information

MLS® #	542606
Price	\$624,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,669



*See Page 2 for Details and Disclosures | © Perry Homes, LLC 2023 | 1810224 12/16/23 PW (08 CL)

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Acres	0.25
Year Built	2024
Type	Residential
Sub-Type	Single Family
Style	Hill Country, Traditional
Status	Active

Community Information

Address	1864 Front Porch Avenue
Subdivision	Meyer Ranch
City	New Braunfels
County	Bexar
State	Texas
Zip Code	78132

Amenities

Utilities	Electricity Available, High Speed Internet Available
Features	Clubhouse, Dog Park, Fitness Center, Playground, Trails/Paths, Community Pool, Curbs, Gutter(s), Street Lights, Sidewalks
Parking	Attached, Garage
# of Garages	2
Garages	Garage Door Opener
View	None

Interior

Interior	Carpet, Ceramic Tile
Appliances	Dishwasher, Gas Cooktop, Disposal, Oven, Tankless Water Heater, Some Electric Appliances, Some Gas Appliances, Built-In Oven, Cooktop, Microwave
Heating	Central, Natural Gas
Cooling	Central Air, Electric, 2 Units, Zoned
Fireplaces	None
# of Stories	1
Stories	One

Exterior

Exterior Features	Covered Patio, Rain Gutters
Lot Description	55x130
Roof	Composition, Shingle

Construction	Brick, Masonry, Stone Veneer
Foundation	Slab

School Information

District	Comal ISD
Elementary	Bill Brown Elementary
Middle	Smithson Valley
High	Smithson Valley

Additional Information

Date Listed	May 1st, 2024
Days on Market	87
HOA Fees	600
HOA Fees Freq.	Annually

Listing Details

Listing Office	Perry Homes Realty LLC
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