

# \$496,828 - 1614 Folk Victorian, New Braunfels

MLS® #1551942

## \$496,828

4 Bedroom, 3.00 Bathroom, 3,175 sqft  
Residential on 0.22 Acres

Meyer Ranch, New Braunfels, TX

Located in Beautiful Meyer Ranch, This Home Features 4 Bedrooms, 2.5 Bathrooms, a Private Study, a Gameroom and Open Concept Living with 10 Foot Ceilings. A Beautiful Entertainment Kitchen with white 42" cabinets, Breakfast Bay Window and Pendant Lights above the Island. The Master Bedroom features a Bay Window, a Huge walk-in closet with inset cabinets and a Luxury Walk-through Shower in the En-suite. Open floor plan 24x12 tile throughout the wet areas and family room. A large upstairs Gameroom for the family. There is a gas stub located on the extended-covered patio that overlooks into the oversized backyard. Virtual Tour is of a Laurenz Plan Model Home not the subject property .Enjoy!

Built in 2021

## Essential Information

MLS® #	1551942
Price	\$496,828
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,175
Acres	0.22
Year Built	2021
Type	Residential



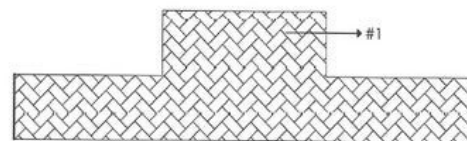
### Design Gallery

Buyer Name: SPEC  
Builder: PRINCETON  
Neighborhood: MEYER RANCH  
Address: 1614 FOLK VICTORIAN  
Floor Plan:

Diagram # KB-68

Designer: Kristen Galtan

Job #: KITCHEN BACKSLASH



#1	Item	MFG	Description	Color	Size
	VITRUVIAN 3X6	WHITE GLOSS	11 LAY ON HERRINGBONE	GROUT #92 WARM GREY	

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Sub-Type	Single Family Detached
Style	Two Story
Status	Active

### **Community Information**

Address	1614 Folk Victorian
Subdivision	Meyer Ranch
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

### **Amenities**

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

### **Interior**

Interior	One Living Area, Auxillary Kitchen, Island Kitchen, Walk-In Pantry, Study/Library, Utility Room Inside, Open Floor Plan, Laundry Lower Level
Appliances	Washer Connection, Dryer Connection, Gas Cooking, Plumb for Water Softener
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	2
Stories	2

### **Exterior**

Exterior	Brick, 3 Sides Masonry, Stone/Rock, Stucco, Siding
Exterior Features	Covered Patio, Sprinkler System
Roof	Composition
Construction	New
Foundation	Slab

### **School Information**

District	Comal ISD
Elementary	Brown
Middle	Smithson Valley

High

Smithson Valley

## **Listing Details**

Listing Office

Bella Vista Homes

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