

COMING SOON NEW BRAUNFELS, TX 78130

210.610.2362

Astoria 50s

WELTNER FARMS 50S, NEW
BRAUNFELS, TX

FirstAmericaHomes.com

@firstamericaHomes



HOME FEATURES

- 3,266 Sq. Ft.
- 5 Beds
- 3.5 Baths
- 2 Stories
- Garages

Discover the Astoria, a spacious 5-bedroom, 3-bathroom home with a dedicated study and 3,226 square feet of well-planned living space. Designed for both comfort and functionality, this layout features the owner's suite, study, and a secondary bedroom on the main floor—perfect for guests, working from home or multigenerational living. Three additional bedrooms upstairs surround a generous game room that opens to the space below, giving the home a bright, airy atmosphere.

The heart of the home is its open-concept living area, seamlessly connecting the family room, breakfast space and a beautifully designed kitchen. With a large walk-in pantry and plenty of counter space, it's built for both everyday convenience and effortless entertaining.

The owner's suite offers a spacious walk-in closet and a thoughtfully designed bath. An expanded shower and a luxurious freestanding tub add a touch of everyday luxury.

A tandem garage offers added storage or workspace, and you can personalize your outdoor living with an optional extended covered patio. For even more flexibility, choose a 2.5- or 3-car garage option.



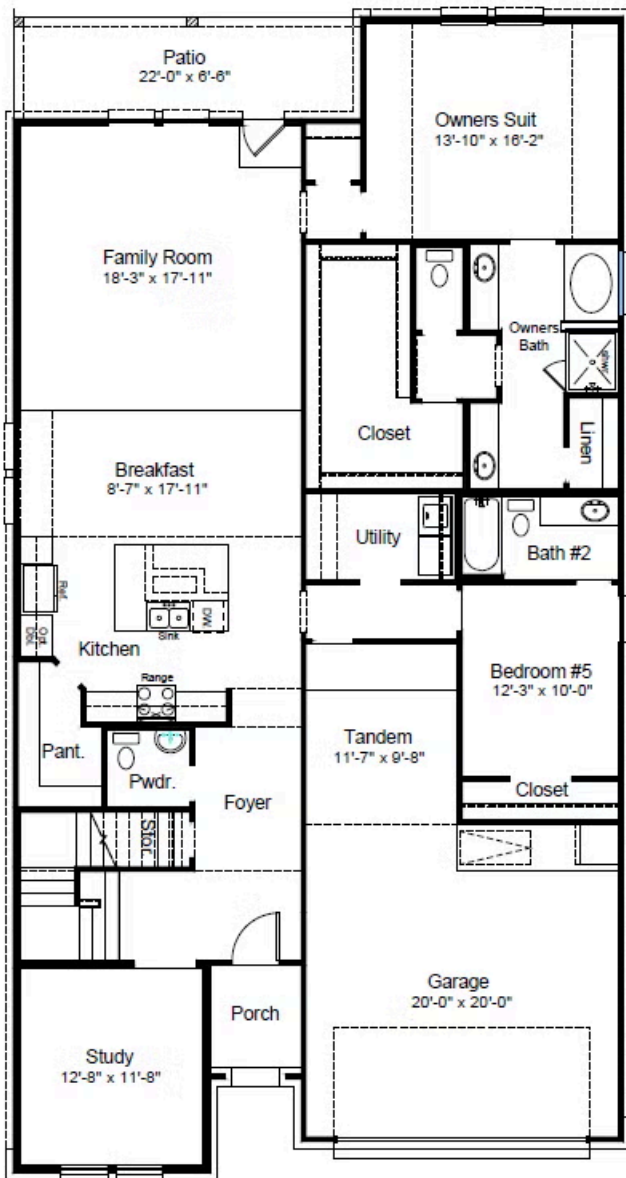
The Astoria brings together generous space, thoughtful design and flexibility—perfect for today's active households.

All information contained in this marketing material, including but not limited to pricing, availability, features, dimensions, specifications, drawings, maps, photographs, renderings, and other content, is provided for general informational purposes only and is subject to change without notice. While reasonable efforts have been made to ensure accuracy, First America Homes makes no warranties or representations, express or implied, as to the completeness, accuracy, or reliability of the information presented. First America Homes reserves the right, in its sole discretion and without prior notice, to modify, alter, or discontinue this offering at any time. This is a preliminary offering and should not be relied upon as such. All sales are subject to the terms and conditions of the applicable purchase agreement. Void where prohibited by law.

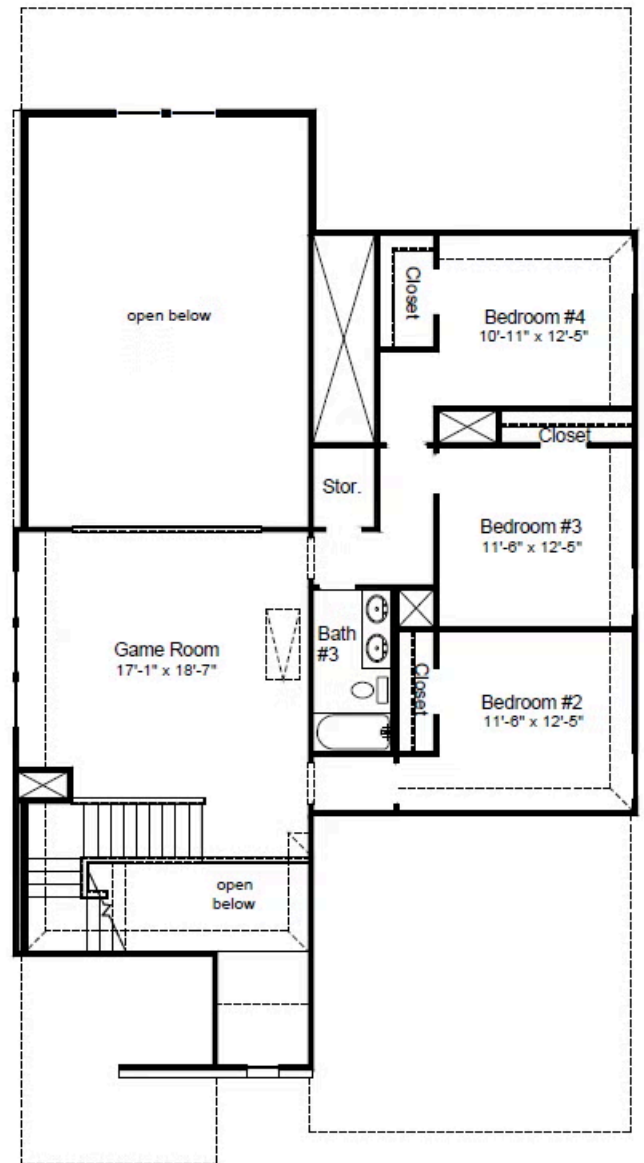
Updated 08/14/2026

ASTORIA FLOORPLAN

1st Floor



2nd Floor

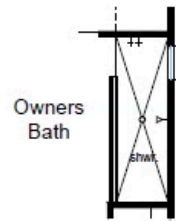
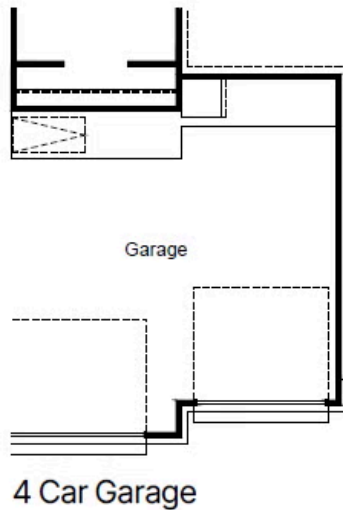
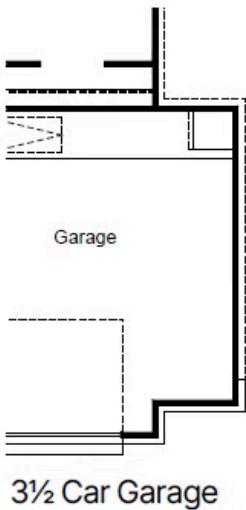


All information contained in this marketing material, including but not limited to pricing, availability, features, dimensions, specifications, drawings, maps, photographs, renderings, and other content, is provided for general informational purposes only and is subject to change without notice. While reasonable efforts have been made to ensure accuracy, First America Homes makes no warranties or representations, express or implied, as to the completeness, accuracy, or reliability of the information presented. First America Homes reserves the right, in its sole discretion and without prior notice, to modify, revise, or withdraw any information, plans, designs, pricing, or availability at any time. This material does not constitute a contract, offer, or promise and should not be relied upon as such. All sales are subject to the terms and conditions of the applicable purchase agreement. Void where prohibited by law.

Updated 08/14/2026

ASTORIA OPTIONS

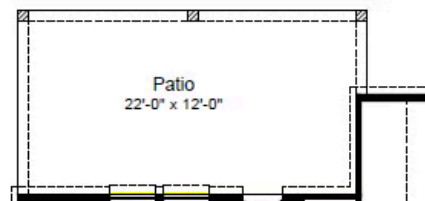
Options



Super Shower



Free Standing Tub



Expanded Covered Patio



All information contained in this marketing material, including but not limited to pricing, availability, features, dimensions, specifications, drawings, maps, photographs, renderings, and other content, is provided for general informational purposes only and is subject to change without notice. While reasonable efforts have been made to ensure accuracy, First America Homes makes no warranties or representations, express or implied, as to the completeness, accuracy, or reliability of the information presented. First America Homes reserves the right, in its sole discretion and without prior notice, to modify, revise, or withdraw any information, plans, designs, pricing, or availability at any time. This material does not constitute a contract, offer, or promise and should not be relied upon as such. All sales are subject to the terms and conditions of the applicable purchase agreement. Void where prohibited by law.

Updated 08/14/2026