

\$2,250,000 - 1001 Gruene Rd, New Braunfels

MLS® #1596719

\$2,250,000

6 Bedroom, 7.00 Bathroom, 5,467 sqft
Residential on 0.67 Acres

16 NEW BRAUNFELS, New Braunfels, TX

Find a slice of paradise on the banks of the scenic Guadalupe River in New Braunfels. This eclectic home sits right on the waterfront and has immediate access to the river. With six bedrooms, a spacious living area, and two terraces, there is plenty of room to entertain. Arched doorways draw the eye, and bright tile in the living and kitchen area adds a pop of visual interest. In addition to the main living areas, there is ample room for a home office and a game room. The kitchen on the main floor provides a cozy setting for visiting or enjoying meals. With added potential to finish out an additional apartment with its own kitchenette, family, friends, or potential rental guests can find peace and privacy of their own. Grill dinner on the terrace or enjoy a glass of wine as you watch the river flow by or take a dip in the river during the spring and summer months. When exploration calls, the Historic Gruene District is just five minutes away with no shortage of music, restaurant, shopping, and even more river magic to enjoy.

Built in 2002

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1596719
List Price	\$2,250,000
Sale Price	\$1,207,000
Sale Date	August 14th, 2023



Bedrooms	6
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	5,467
Acres	0.67
Year Built	2002
Type	Residential
Sub-Type	Single Family Detached
Style	3 or More, Contemporary
Status	Sold

Community Information

Address	1001 Gruene Rd
Subdivision	16 NEW BRAUNFELS
City	New Braunfels
County	Comal
State	TX
Zip Code	78130-3171

Amenities

Amenities	None
Parking	Two Car Garage, Attached, Oversized
Is Waterfront	Yes
Pool	None

Interior

Interior	Two Eating Areas, Three Living Area, Auxillary Kitchen, Eat-In Kitchen, High Ceilings, High Speed Internet, Island Kitchen, Open Floor Plan, Separate Dining Room, Study/Library, Utility Room Inside, Walk-In Pantry
Appliances	Dryer Connection, Stove/Range, Washer Connection
Heating	Central
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Logs Included, Master Bedroom
Stories	3+

Exterior

Exterior	4 Sides Masonry, Stucco
Exterior Features	Covered Patio, Double Pane Windows, Deck/Balcony, Has Gutters, Patio Slab, Water Front Improved
Lot Description	Cul-de-Sac/Dead End, Riverfront, Water View, On Waterfront
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal ISD
Elementary	Comal
Middle	Church Hill
High	Canyon