

\$2,695,000 - 418 Lakeview Blvd, New Braunfels

MLS® #1678608

\$2,695,000

Bedroom, Bathroom, 600 sqft
Lots and Acreage on 1.90 Acres

LANDA PARK HIGHLANDS 1, New Braunfels, TX

RARE COMAL WATERFRONT LOT! FIRST TIME ON THE MARKET. Imagine the endless possibilities! Incredible price improvement. Don't miss your chance to own a piece of history! Bring us your offer! Just minutes from historic Gruene, Landa Park, Schlitterbahn and downtown New Braunfels. Breathtaking panoramic river views in the heart of the Texas Hill Country! At almost two acres, this is a rare and substantial waterfront lot located directly on the tranquil Comal River. These properties are known as legacy properties, as the majority of property owners hold them in their families for multiple generations. This part of the river is private, and the lot not only has Spring Island rights but is also adjacent to the island. Simply walk down the steps, and you are right there at the exclusive Spring Island! Most of the properties on this street do not have that proximity to the island. Spring Island is for private use only with clear water, both deep and shallow areas for swimming or wading, picnic tables, a volleyball court as well as kayak/canoe racks reserved only for those with Spring Island rights. The lot itself boasts a substantial, flat front yard with majestic oak trees. In years past, the owners enjoyed a main house along with a guest house that slept 16. The landing is serenity at its finest with your private view of the Comal. This is truly a rare find to own a ready to go waterfront lot in this location, and those familiar with this area know that to own such a large property on this part of the Comal is an opportunity that



is unparalleled. Don't miss your chance to build your dream retreat to share with loved ones for many generations to come!

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1678608
List Price	\$2,695,000
Sale Price	\$2,600,000
Sale Date	March 19th, 2024
Square Footage	600
Acres	1.90
Type	Lots and Acreage
Sub-Type	Residential Lot and Acreage
Status	Sold

Community Information

Address	418 Lakeview Blvd
Subdivision	LANDA PARK HIGHLANDS 1
City	New Braunfels
County	Comal
State	TX
Zip Code	78130-5226

Amenities

Amenities	Lake/River Park, Other - See Remarks, Water Front Access
Utilities	Electric, Natural Gas, Sewer System
Is Waterfront	Yes

Exterior

Lot Description	Improved, Wooded
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School Information

District	New Braunfels ISD
Elementary	Lamar
Middle	Oak Run School
High	New Braunfel

Additional Information

Zoning

RESIDENTIAL