

\$1,400,000 - 8976 River Rd, New Braunfels

MLS® #1754607

\$1,400,000

4 Bedroom, 3.00 Bathroom, 2,250 sqft
Residential on 0.60 Acres

N/A, New Braunfels, TX

Welcome to your own private oasis nestled on a serene .6-acre riverfront property in the heart of charming New Braunfels. This property presents an ideal opportunity for those seeking a second home or lucrative short-term rental investment. FULLY-FURNISHED, turn-key home. ALL ITEMS TO CONVEY including 15 beds, 2 living room sets, dining chairs, outdoor lounge chairs, kitchen/bathroom essentials, linens, decor, TVs, and more. Step inside the main residence, where soaring ceilings and an abundance of windows flood the space with natural light, creating a seamless indoor-outdoor connection and showcasing breathtaking vistas of the river and surrounding landscape. The heart of the home is the expansive open kitchen, featuring a large center island, breakfast bar, gleaming quartz countertops, and stainless-steel appliances. Retreat to the comfortable primary suite, complete with a generously sized walk-in closet and private en-suite bath boasting a modern vanity and glass-enclosed walk-in shower. A spacious game room awaits on the lower level, perfect for lively game nights or cozy movie marathons. Additionally, two well-appointed bedrooms, a full guest bath, laundry closet, and a convenient built-in workstation offer comfort and convenience for all. Outdoor living reaches new heights on the second-floor terrace, an inviting space to lounge, dine al fresco, or simply soak in the serene river views. Down below, a sprawling lower deck provides ample shade and the



perfect spot to unwind or gather with loved ones. For added versatility and functionality, venture to the bunkhouse, where a sizable bonus room awaits, complete with a convenient wet bar and full bath. The adjacent rec room offers can be finished out and provides endless possibilities for customization. Explore the scenic beauty of the Guadalupe River with activities such as tubing, paddle boarding, and riverside picnics. Schedule a showing today!

Built in 2016

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1754607
List Price	\$1,400,000
Sale Price	\$1,325,000
Sale Date	May 23rd, 2024
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,250
Acres	0.60
Year Built	2016
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Texas Hill Country
Status	Sold

Community Information

Address	8976 River Rd
Subdivision	N/A
City	New Braunfels
County	Comal
State	TX
Zip Code	78132-3105

Amenities

Amenities	None
Parking	None/Not Applicable
Is Waterfront	Yes
Pool	None

Interior

Interior	Two Living Area, Breakfast Bar, Cable TV Available, Eat-In Kitchen, Game Room, High Ceilings, High Speed Internet, Island Kitchen, Laundry in Closet, Laundry Main Level, Open Floor Plan, Secondary Bedroom Down, Walk in Closets
Appliances	Ceiling Fans, Disposal, Dryer Connection, Dishwasher, Microwave Oven, Solid Counter Tops, Smooth Cooktop, Smoke Alarm, Stove/Range, Wet Bar, Washer Connection
Heating	Other
Cooling	Other
Fireplaces	Not Applicable
# of Stories	2
Stories	2

Exterior

Exterior	Siding
Exterior Features	Additional Dwelling, Chain Link Fence, Deck/Balcony, Mature Trees, Water Front Improved
Lot Description	1/2-1 Acre, Guadalupe River, Improved Water Front, Mature Trees (ext feat), Riverfront, Water View, Water Access, On Waterfront
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

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