

\$1,345,995 - 2193 Waterford Grace, New Braunfels

MLS® #3062019

\$1,345,995

5 Bedroom, 5.00 Bathroom, 4,654 sqft
Residential on 0.46 Acres

South Bank #2, New Braunfels, TX

Come home to this majestic designer home, nestled on nearly .5-acres in the coveted Southbank neighborhood on Guadalupe Riverâ€™s Lake Dunlap. Perfect for all your living, entertaining, and adventure desires! This is living at its finest. Picturesque views of the lake grace this beautiful, 4650 sq ft of home on .5 acres with three living areas, three kitchens, five spacious bedrooms, four and a half luxury bathrooms, an oversize 3-car garage and massive indoor storage to create personal space for everyone!

Your beautiful, inviting entry room boasts solid knotty alder doors and tile flooring. Gourmet kitchen features stainless steel appliances, double oven and gas cooktop with granite countertops and custom cabinetry. You can enjoy breakfast at the island or step into the gorgeous dining room with its custom tray ceiling and chandelier and large enough to accommodate the whole family! Escape to the ownerâ€™s retreat with a built-in desk and recessed ceilings, plus you wonâ€™t believe the serene master bath with rainforest granite, travertine tile, custom shower and soaking tub. The outside of the home is just as impressive as the inside! Enjoy waterfront views from several gorgeous balconies. Or celebrate any occasion with the outdoor kitchen, pool & spa, and multiple gathering areas with great views overlooking your own private boat dock on Lake Dunlap.

Southbank is truly a fantastic neighborhood with impeccably-manicured landscaping,



pride-of-ownership, & wide streets perfect for evening strolls. Amenities abound, including a community pool, tennis/basketball courts, a gym, a playground, and highly sought-after river access. The location is second-to-none, as you will be minutes from I-35, as well as the attractions and restaurants of downtown New Braunfels. A dream come true, welcome home!

Built in 1993

Essential Information

ListingFeed	abor_vow
MLS® #	3062019
List Price	\$1,345,995
Sale Price	\$1,375,000
Sale Date	September 1st, 2021
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,654
Acres	0.46
Year Built	1993
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	2193 Waterford Grace
Subdivision	South Bank #2
City	New Braunfels
County	Guadalupe
State	TX
Zip Code	78130

Amenities

Utilities	Cable Available, Electricity Connected, Water Connected
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Features	Barbecue, Common Grounds/Area, Clubhouse, Fishing, Playground, Park, Pool, See Remarks, Tennis Court(s)
Parking	Attached, Boat, Circular Driveway, Door-Multi, Garage Faces Front, Garage, Inside Entrance, Oversized, Private, Storage
# of Garages	3
Garages	Garage Door Opener
View	Lake, River
Is Waterfront	Yes
Waterfront	Lake Front, Lake Privileges, Waterfront, Boat Ramp/Lift Access
Has Pool	Yes

Interior

Interior	See Remarks, Stone, Tile
Appliances	Built-In Electric Oven, Cooktop, Double Oven, Dishwasher, Disposal, Gas Water Heater, Microwave, Stainless Steel Appliance(s)
Heating	Central, Electric, Fireplace(s)
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Boat Lock, Barbecue, Boat Slip, Boat Ramp, Dock, Exterior Steps, Gas Grill, Lighting, Outdoor Grill, Uncovered Courtyard
Lot Description	Back Yard, Front Yard, Landscaped, Native Plants, Views, Xeriscape
Windows	Screens
Roof	Composition
Construction	Masonry
Foundation	Slab

School Information

District	New Braunfels ISD
Elementary	Memorial
Middle	New Braunfels
High	New Braunfels