

# **\$2,095,000 - 8994 River Road, New Braunfels**

MLS® #3467853

---

## **\$2,095,000**

0 Bedroom, 0.00 Bathroom, 5,000 sqft  
Residential Income on 1.02 Acres

N/A, New Braunfels, TX

This property is an income producing property!  
There are multiple dwellings on this property.  
Each home has everything you need to have  
furnished short term rentals, long term rentals  
OR your own multi-family compound!!



Rare find! Riverfront gem on the Guadalupe River! This 1.02-acre property boasts panoramic views and is situated between the 2nd & 3rd bridge crossing on River Road. Four homes adorn the property, providing revenue potential year-round. The rental listing has been awarded a consistent 5-star rating on VRBO for years! Two of the four residences - the main house and the casita, located side by side, overlook a spacious waterfront lot complete with a generous deck (80'x24') providing scenic views of the river. The metal-roofed main house (approx. 1470 sq ft) has 3 bedrooms and 3 full baths as well as 2 enclosed porches. Mature trees envelop the property and these two homes take advantage of the vibrant canopy. The casita two-story is approx. 1200 sq ft with first floor flex space, bathroom with shower, and kitchenette with second story hosting a large bedroom and den space. It also features laundry, bathroom with shower and kitchenette. A covered private deck completes the casita. Situated between these two homes is a connecting carport. At the middle of the property is a metal warehouse, featuring 3 large roll-up doors, over 2000 sf of storage, and an enclosed section that is plumbed for kitchen and bath.

At the front of the property, the park model is approx. 530 sq ft with a single bedroom with full bathroom, loft, and full kitchen. The home is covered by a full metal canopy and skirted to the ground. In front of this home lies the cheerful 2 story "Yellow home" (about 1800 sq ft), complete with 5 bedrooms and 3.5 baths. This space has an outdoor deck, fenced yard, and above ground pool. The front yard of the property has full connections for visiting RV campers.

Built in 1999

### Essential Information

ListingFeed	abor_vow
MLS® #	3467853
List Price	\$2,095,000
Sale Price	\$1,850,000
Sale Date	February 18th, 2022
Bathrooms	0.00
Square Footage	5,000
Acres	1.02
Year Built	1999
Type	Residential Income
Sub-Type	Other
Status	Closed

### Community Information

Address	8994 River Road
Subdivision	N/A
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

### Amenities

Utilities	Propane
Features	Fishing, Lake
Parking	Parking Lot, RV Carport, RV Access/Parking

View	River, Water
Is Waterfront	Yes
Waterfront	River Front

### **Interior**

Interior	Carpet, Laminate, See Remarks, Vinyl
Appliances	Dishwasher, Disposal, Microwave, Water Softener, Tankless Water Heater
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Barbecue, Private Yard, RV Hookup, RV Parking/RV Hookup
Lot Description	Level, Moderate Trees, See Remarks, Trees Large Size, Views
Roof	Composition
Construction	Frame, HardiPlank Type, See Remarks
Foundation	Pillar/Post/Pier, Raised, Slab, See Remarks

### **School Information**

District	New Braunfels ISD
Elementary	Other
Middle	Other
High	Other