

# \$1,299,900 - 850 State Highway 46 S, New Braunfels

MLS® #5288341

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## \$1,299,900

4 Bedroom, 4.00 Bathroom, 2,741 sqft  
Residential on 1.09 Acres

N/A, New Braunfels, TX

Enchanting waterfront oasis offering an unparalleled living experience on Lake Dunlap with 135 feet of water frontage! Although the current water level has been lowered, anticipation looms for the completion of the new dam, while the Guadalupe River continues to flow through, you can enjoy kayaking, swimming, jon boating, jet skiing, and even full-sized boating on certain sections of the lake. Owner Financing available!

Indoors is an interior thoughtfully crafted to blend style and functionality. The living room, merging with the dining area, showcases expansive windows that frame breathtaking vistas of Lake Dunlap. The chef's kitchen is a dream, boasting a quartz center island with bar seating, perfect for casual meals or hosting guests. Elevating the culinary experience is the Fisher & Paykel range, accompanied by a vent hood adding a touch of sophistication. One of the bedrooms offers generous proportions and an en-suite bathroom for added privacy. The other bedroom not only serves as a cozy haven but also presents awe-inspiring lake views. The owner's suite stands as an oasis, offering private outdoor access to the back deck where you can savor the views Lake Dunlap. An added bonus, a detached efficiency apartment with a separate entrance is complete with a fully equipped kitchen, full bathroom and a built-in Murphy bed to accommodate guests. Embrace this extraordinary lake lifestyle surrounded by the amazing views of Lake Dunlap that can be



enjoyed from the expansive rear porch! Please note that main home is 2328 sqft and detached quarters are 412 sqft.

Built in 1946

### Essential Information

ListingFeed	abor_vow
MLS® #	5288341
List Price	\$1,299,900
Sale Price	\$1,200,000
Sale Date	September 21st, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,741
Acres	1.09
Year Built	1946
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	850 State Highway 46 S
Subdivision	N/A
City	New Braunfels
County	Comal
State	TX
Zip Code	78130

### Amenities

Utilities	Electricity Available, Phone Connected, Sewer Available, Water Available
Features	None
Parking	Covered, Carport, Detached Carport, Driveway, Detached, Garage, Open, Off Street, Outside, Paved, Parking Pad
# of Garages	1
View	Lake, River, Trees/Woods, Water
Is Waterfront	Yes

Waterfront Lake Front, Lake Privileges, River Front, Waterfront

### **Interior**

Interior Tile, Vinyl, Wood

Appliances Dishwasher, Electric Range, Electric Water Heater, Disposal, Microwave, Oven, Range, Range Hood

Heating Central, Electric, See Remarks

Cooling Central Air, Ceiling Fan(s), Electric, Wall/Window Unit(s)

# of Stories 1

Stories One

### **Exterior**

Lot Description Sloped Down, Gentle Sloping, Landscaped, Open Lot, Few Trees, Trees Large Size

Windows Double Pane Windows

Roof Composition

Construction Masonry, Stucco

Foundation Pillar/Post/Pier

### **School Information**

District Comal ISD

Elementary Goodwin Frazier

Middle Church Hill

High Canyon