

\$1,457,000 - 1317 E Zipp Road, New Braunfels

MLS® #6043686

\$1,457,000

4 Bedroom, 3.00 Bathroom, 3,192 sqft
Residential on 0.57 Acres

Zipp Rd, New Braunfels, TX

Welcome home to your lakefront oasis! This specular property on Lake Dunlap was completely rebuilt to provide breathtaking views up and down the water. Full custom rebuild completed in early 2012. Including all plumbing and electric. Home was torn down to studs and brick siding. Installed stucco on the outside of the brick and rebuilt everything inside. Huge pecan trees and towering bald cypresses provide ample shade to enjoy the hot Texas summers. The 1000+ sq ft covered back porch stretches the entire length of the house. Enjoy the shade from the gazebo and eat at your outdoor granite table, which is perfect for entertaining with friends and family. An outdoor hot tub provides a relaxing soak while star gazing in the evenings. The house has an expansive open layout. 2 primary bedrooms on opposite sides of the home, each with private doors leading to the back porch. 4 bedrooms total and 3 full bathrooms. Enjoy fishing off the large boat dock with 2 boat slips, fishing shed and a bonus of a outdoor shower. The bulkhead installed 2021 has an oversized sidewalk span approximately 140 feet of lake frontage. Large kitchen with granite countertops, walk-in pantry, commercial vent hood, spice cabinet rack and pot filler make cooking a breeze. Electric privacy gate entrance. Huge electrical package throughout the home and exterior including two 50 amp RV plugs and a 30 amp plug. 24 foot shed/workshop with AC and heat. Numerous upgrades though out the entire



house and property as well. Enjoy having no HOA and a low tax rate. This property is a successful short-term rental for many cooperate retreats, holiday celebrations, family gatherings, wedding/receptions and other New Braunfels events or festivities. Almost all furnishings can be included to be set up for a turn key short term rental property. An incredible property with lots of personality!

Built in 1965

Essential Information

ListingFeed	abor_vow
MLS® #	6043686
List Price	\$1,457,000
Sale Price	\$1,300,000
Sale Date	May 6th, 2022
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,192
Acres	0.57
Year Built	1965
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1317 E Zipp Road
Subdivision	Zipp Rd
City	New Braunfels
County	Guadalupe
State	TX
Zip Code	78130

Amenities

Utilities	Electricity Available, Fiber Optic Available, Water Available
Features	None

Parking	Attached Carport, Driveway, Electric Gate
View	Water
Is Waterfront	Yes
Waterfront	Lake Front, Boat Ramp/Lift Access

Interior

Interior	Carpet, Tile
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Disposal, Microwave, Plumbed For Ice Maker, Stainless Steel Appliance(s), Vented Exhaust Fan, Warming Drawer
Heating	Central, Electric
Cooling	Central Air, Ceiling Fan(s), Dual, Electric, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Stone
# of Stories	1
Stories	One

Exterior

Exterior Features	Boat Lift, Boat Slip, Dock, Private Yard, RV Hookup
Lot Description	Back Yard, Trees Large Size, Views
Windows	Blinds, Plantation Shutters, Screens
Roof	Composition, Shingle
Construction	Brick, Stucco
Foundation	Slab

School Information

District	New Braunfels ISD
Elementary	Klein Road
Middle	New Braunfels
High	New Braunfels