

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

MLS® #7906518

\$1,400,000

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

Tract Two, 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, décor, 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 2017

Essential Information

ListingFeed	abor_vow
MLS® #	7906518
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	2017
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	8976 River Road
Subdivision	Tract Two
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Utilities	Cable Connected, Electricity Connected, Water Connected
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Features	None
Parking	Driveway
View	Hills, River, Trees/Woods, Water
Is Waterfront	Yes
Waterfront	River Front, Waterfront

Interior

Interior	Vinyl
Appliances	Dishwasher, Free-Standing Electric Oven, Free-Standing Electric Range, Disposal, Microwave, Stainless Steel Appliance(s)
Heating	See Remarks
Cooling	Ceiling Fan(s), See Remarks
# of Stories	2
Stories	Two

Exterior

Exterior Features	Private Yard, See Remarks
Lot Description	Back Yard, Front Yard, Landscaped, Private, Trees Large Size, Views
Windows	Wood Frames
Roof	Metal
Construction	HardiPlank Type
Foundation	Slab

School Information

District	New Braunfels ISD
Elementary	Lamar
Middle	Oakrun
High	New Braunfels