

# \$1,724,000 - 1062 Mulberry Avenue, New Braunfels

MLS® #8773975

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## \$1,724,000

5 Bedroom, 5.00 Bathroom, 4,318 sqft  
Residential on 0.17 Acres

Landa Park Estates, New Braunfels, TX

This stunning home is steps away from the Comal River and a rare find in New Braunfels! No mandatory HOA, but owners can choose to have access to the private river park locals call "THE ISLAND!" The coveted, historic neighborhood with Spring Island privileges is centrally located and allows for a leisurely golf cart or bicycle ride to downtown New Braunfels or historic Gruene! This spacious, completely updated and fully furnished home features a gourmet kitchen with all Viking appliances, but yet maintains its old southern charm with a wrap around porch, hardwood floors, and architectural character that includes stone from the original cabin built in 1935. This home was made to entertain with an open floor plan that includes multiple living and dining areas to host all of your friends and family. It has multiple refrigerators, a built in sound system in the media room, game room with wet bar and a heated pool with lights. In addition to the 5 bedrooms and 4 1/2 baths, the play/bunk room can sleep at least 6 and is a perfect area for entertaining children! The downstairs master has a separate sitting area and the bath includes a double vanity, and garden tub inside the walk-in shower! Whether you're looking for a full time family home, vacation home or investment property, this home is inside the perfect bubble of small town original New Braunfels including Schlitterbahn, Wurstfest grounds, Landa Park, Landa Golf Course, Downtown New Braunfels, and Gruene with easy access to 2 international



airports (1 private in town) and high end shopping just a few minutes away! Invest in and enjoy this wonderful community!

Built in 1935

### Essential Information

ListingFeed	abor_vow
MLS® #	8773975
List Price	\$1,724,000
Sale Price	\$1,325,000
Sale Date	December 13th, 2021
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,318
Acres	0.17
Year Built	1935
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	1062 Mulberry Avenue
Subdivision	Landa Park Estates
City	New Braunfels
County	Comal
State	TX
Zip Code	78130

### Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Features	Barbecue, Fishing, Golf, Park, See Remarks, Curbs
Parking	Circular Driveway
View	Neighborhood
Waterfront	None
Has Pool	Yes

## **Interior**

Interior	Carpet, Stone, Tile
Appliances	Double Oven, Dryer, Dishwasher, Exhaust Fan, Disposal, Gas Range, Gas Water Heater, Microwave, Refrigerator, Self Cleaning Oven, Stainless Steel Appliance(s), Vented Exhaust Fan, Washer
Heating	Central, Fireplace(s)
Cooling	Central Air, Ceiling Fan(s), Dual, Multi Units, Zoned
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
# of Stories	2
Stories	Two

## **Exterior**

Exterior Features	Balcony
Lot Description	Back Yard, Level, Sprinklers Automatic, Sprinklers In Ground
Windows	Blinds, Double Pane Windows, Window Coverings
Roof	Metal
Construction	Stone, Stucco
Foundation	Pillar/Post/Pier, Slab

## **School Information**

District	New Braunfels ISD
Elementary	Lamar
Middle	Oakrun
High	New Braunfels