

\$6,250 - 7940 Fm 306 31, New Braunfels

MLS® #545640

\$6,250

3 Bedroom, 3.00 Bathroom, 1,772 sqft
Residential Lease on 0.46 Acres

Gruene Lake Ranch, New Braunfels, Texas

Available for lease in Gruene Lake Ranch, a short-term rental-friendly community at 7940 FM 306 in New Braunfels, TX 78132, with options ranging from 30 days to a year. This modern A-Frame cabin offers a blend of contemporary design and natural beauty. The main level features 2 bedrooms and 2 bathrooms, while the upper level includes a bedroom, a full bath, and a second living area. The open floor plan is highlighted by high beamed cathedral ceilings and custom floor-to-ceiling windows that flood the space with natural light and provide stunning views of the surrounding landscape, seamlessly connecting the interior and exterior spaces. Outside, the cabin sits directly in front of the community pond, offering picturesque water views and a serene atmosphere. Walking trails surround the pond, inviting you to explore the natural beauty of the area. An outdoor fire pit is perfect for cozy evenings under the stars, providing a delightful space to gather with family and friends. Nearby trails along Gruene Lake further beckon you to explore the great outdoors. The cabin's location is unbeatable, only a 10 minute car ride to Rockin R River Rides, where you have all you need to spend the day floating down the Guadalupe River. Gruene Hall, White Water Amphitheatre, HEB Plus, and Buc-ee's all within 10 miles. Conveniently located about 1 hour from both San Antonio and Austin airports, this oasis is easily accessible for weekend getaways or peaceful retreats. Come and enjoy everything



the Hill Country has to offer, where family memories will include Cabin 31!

Built in 2023

Essential Information

MLS® #	545640
Price	\$6,250
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,772
Acres	0.46
Year Built	2023
Type	Residential Lease
Sub-Type	Condominium
Style	A-Frame, Contemporary/Modern
Status	Active

Community Information

Address	7940 Fm 306 31
Subdivision	Gruene Lake Ranch
City	New Braunfels
County	Comal
State	Texas
Zip Code	78132

Amenities

Utilities	Electricity Available, Natural Gas Available, High Speed Internet Available, Other, See Remarks
Features	Fishing, Pier, Park, Trails/Paths
View	Pond, Water

Interior

Interior	Wood
Appliances	Dryer, Dishwasher, Disposal, Gas Range, Refrigerator, Washer, Some Gas Appliances, Microwave
Cooling	1 Unit
Fireplaces	None

Stories Multi/Split

Exterior

Exterior Features Covered Patio, Fire Pit

Roof Metal

Construction Wood Siding

Foundation Slab

School Information

District Comal ISD

Elementary Hoffman Lane Elementary

Middle Mountain Valley Middle School

High Canyon Lake High School

Additional Information

Date Listed May 31st, 2024

Listing Details

Listing Office eXp Realty LLC

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