

# **\$545,000 - 465 S Guenther Avenue, New Braunfels**

MLS® #2471488

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## **\$545,000**

2 Bedroom, 1.1 Bathroom, 1,460 sqft  
Single-Family on 0 Acres

Guinn Add Bl 4059, New Braunfels, TX

A classic Downtown New Braunfels home boasting R3 zoning that has been meticulously maintained! With its solid construction and great potential, this two-bedroom residence offers a unique opportunity to create the home and property of your dreams with the R3 allowing for usage that most will not, including multi-family (please see R3 definition in listing docs or request from listing agent). Situated on a generous lot, this property is full of timeless charm and character. Step inside, and you'll discover a home with great bones and endless possibilities. The spacious living room greets you with its warm and inviting atmosphere, featuring hardwood floors, and multiple windows that bathe the space in natural light. The kitchen offers ample potential with plenty of cabinet space, built-in appliances, and a gorgeous tiled floor. The two oversized bedrooms in this home provide comfortable living spaces with large closets not found in many older homes. One of the standout features of this property is its incredible proximity to iconic Downtown New Braunfels (1 min), Schlitterbahn (2 min), Tube Chute (3 min) and gorgeous Landa Park (3 min). Enjoy the convenience of being just minutes away from the vibrant shops, restaurants, and entertainment options that the city has to offer. Whether you're exploring the local boutiques, sampling delicious cuisine, or attending community events/attractions, you'll relish the dynamic lifestyle this location offers. In addition to its fantastic location, this property's



R3 zoning provides versatility for future use. Whether you choose to enhance the existing home, build an additional dwelling, or explore other possibilities, the zoning opens up a world of potential. Don't miss the opportunity to transform this home into a personalized sanctuary that reflects your unique style and vision in the heart of New Braunfels!

Built in 1936

**Essential Information**

MLS® #	2471488
Price	\$545,000
Bedrooms	2
Bathrooms	1.1
Square Footage	1,460
Acres	0.25
Year Built	1936
Type	Single-Family
Sub-Type	Single Family Residence
Status	Active
Days on Market	266

**Water Feature/View**

View	None
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**Community Information**

Address	465 S Guenther Avenue
Area	CM
Subdivision	Guinn Add BI 4059
City	New Braunfels
County	Comal
State	TX
Zip Code	78130

**Amenities**

Utilities	Electricity Available, Water Available, Cable Available
Features	None

Parking	Detached, Garage, Garage Faces Rear
# of Garages	2

### **Interior**

Interior	Linoleum, Wood
Appliances	Electric Cooktop, Gas Water Heater, Oven
Heating	Central, Electric
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Level, Trees Large Size
Roof	Composition
Construction	Vinyl Siding
Foundation	Pillar/Post/Pier

### **School Information**

District	New Braunfels ISD
Elementary	Carl Schurz
Middle	Oakrun
High	New Braunfels

### **Additional Information**

Date Listed	June 8th, 2023
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