

\$775,000 - 1228 Ervendberg Ave 304, New Braunfels

MLS® #1690827S

\$775,000

4 Bedroom, 4.00 Bathroom, 1,901 sqft
Townhouse/Condo

N/A, New Braunfels, TX

Premier river-front Condos on the Guadalupe Rapids near Historic Gruene. Walking distance to Gruene Historic District with shopping, dining and Texas' oldest Dance Hall; Gruene Hall. Walking distance to river outfitters and private river access. All condos have balconies and high end finishes throughout. Short term rentals are allowed. Easy access with an elevator. Refrigerator, washer and dryer are included.

Built in 2023

Essential Information

MLS® #	1690827S
Price	\$775,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,901
Year Built	2023
Type	Townhouse/Condo
Sub-Type	Mid-Rise (4-7 Stories)
Status	Price Change

Water Feature/View

View	Guadalupe River
Is Waterfront	Yes
Water Body	Guadalupe River



Community Information

Address	1228 Ervendberg Ave 304
Area	2616
Subdivision	N/A
City	New Braunfels
County	Comal
State	TX
Zip Code	78130-3314

Amenities

Amenities	BBQ/Picnic Area, Elevator, Guadalupe River, Lake/River Park, Mature Trees (ext feat), Waterfront Access, On Waterfront
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Interior

Interior Features	One Living Area, Breakfast Bar, Cable TV Available, Living/Dining Combo, Laundry in Closet, Laundry Upper Level, Open Floor Plan, Utility Area Inside, Walk In Closets
Appliances	Ceiling Fans, Disposal, Dryer Connection, Dryer, Dishwasher, Electric Water Heater, Ice Maker Connection, Microwave Oven, Refrigerator, Stacked Washer/Dryer, Stove/Range, Washer Connection, Washer
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	4
Stories	4

Exterior

Exterior	Siding
Exterior Features	Covered Patio, Double Pane Windows, Deck/Balcony, Mature Trees
Roof	Metal
Construction	New
Foundation	Other

School Information

District	New Braunfels
Elementary	Lamar
Middle	Oak Run School
High	New Braunfel

Additional Information

Date Listed	May 26th, 2023
Days on Market	887
HOA Fees	660
HOA Fees Freq.	Monthly
Gated Community	Yes