

\$1,000,000 - 2420 Ponderosa, New Braunfels

MLS® #1910519S

\$1,000,000

2 Bedroom, 1.00 Bathroom, 830 sqft

Residential on 0.39 Acres

NA, New Braunfels, TX

Modern Riverfront Home with Premium Upgrades & 71 FT of Guadalupe Frontage 2 Bed | 1 Bath | 830 Sq Ft | .379 Acres | 71 FT River Frontage | Expansion Ready Welcome to Rio Vista, your private slice of Hill Country paradise - a modern, fully furnished riverfront home on .379 acres with 71 feet of pristine Guadalupe River frontage. Completely renovated and designed for low-maintenance living, this property is the perfect mix of style, comfort, and investment potential. Whether you're looking for a vacation home, short-term rental income, or room to expand, Rio Vista is turnkey and future-ready. Interior Features: 2 Bedrooms, 1 Bathroom - Sleeps up to 8 (queen bed, bunk room, queen sleeper sofa) Fully Furnished - Includes stylish, modern furnishings throughout Quartz Carrara Countertops - Elegant and easy to maintain Methyl Methacrylate Resinous Flooring - Seamless, commercial-grade, and ultra-durable Spray Foam Insulation - Excellent energy efficiency; electric bills average under \$100/month even in summer Stacked Washer & Dryer - In-unit laundry included Outdoor Living & Landscaping: 71 feet of direct Guadalupe River frontage \$60,000 engineered retaining wall for long-term riverbank stability Stone staircase for safe and easy water access Shaded backyard with mature trees and flat lawn space Outdoor Sink & Shower - Ideal for riverside living and entertaining BBQ grill and seating area - Perfect for gatherings Room to



build a second home, casita, or guest quarters

Infrastructure & Investment-Ready Features:

1250-Gallon Dual-Compartment Septic System (only 9 years old) Sized to support a second dwelling or expansion

Low-upkeep finishes throughout - ideal for second home or rental

No HOA Short-term rentals allowed (buyer to verify with county/city)

Built in 1984

Essential Information

MLS® #	1910519S
Price	\$1,000,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	830
Acres	0.39
Year Built	1984
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active
Pool Description	None

Water Feature/View

Is Waterfront	Yes
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Community Information

Address	2420 Ponderosa
Area	2610
Subdivision	NA
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Amenities	None
Parking	None/Not Applicable

Interior

Interior	One Living Area, Liv/Din Combo, High Ceilings, Cable TV Available, High Speed Internet, Laundry in Kitchen
Appliances	Ceiling Fans, Washer, Dryer, Cook Top, Self-Cleaning Oven, Microwave Oven, Refrigerator, Disposal, Dishwasher, Smoke Alarm, Electric Water Heater, Stacked Washer/Dryer
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1
Stories	1

Exterior

Exterior	Metal Structure
Exterior Features	Covered Patio, Bar-B-Que Pit/Grill, Deck/Balcony, Privacy Fence, Partial Fence, Double Pane Windows, Solar Screens, Has Gutters, Mature Trees, Outdoor Kitchen
Lot Description	On Waterfront, Riverfront
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Mountain Valley
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	September 25th, 2025
Days on Market	11