

# \$750,000 - 865 Bingham Ln, New Braunfels

MLS® #2416501

**\$750,000**

0 Bedroom, 0.00 Bathroom,  
Land / Farm on 1.11 Acres

OXBOW ON THE GUADALUPE, New Braunfels, TX

Oxbow on the Guadalupe is a stunning gated boutique community located on the Guadalupe River.

This 1.11 acre lot has direct river access and one of the most dramatic unobstructed hill country bluff views in all of Comal County. Ranked as one of the top trout fishing areas in the country, this lot location is in the section of the river noted for its "trophy fishing" - Enjoy rafting, canoeing and fly fishing in this gorgeous slice of heaven!

The community has a riverfront pool and park with a low property tax.

The owners designed a cement golf cart landing and driveway that gently slopes down to the water. The lot is ready for you to build your dream home in this premier community! No restrictions regarding build start time.

The Oxbow is located just 3 miles from Canyon Lake Dam, 10 minutes from the historic Gruene TX, and down the road from the Whitewater Amphitheater, shopping, food, and entertainment. Live the Hill Country dream!

## Essential Information

MLS® #	2416501
Price	\$750,000
Bathrooms	0.00
Acres	1.11



Type	Land / Farm
Sub-Type	Unimproved Land
Status	Active

### **Water Feature/View**

View	River,TreesWoods,Water,Guadalupe River
Is Waterfront	Yes
Water Body	Guadalupe River

### **Community Information**

Address	865 Bingham Ln
Area	CM
Subdivision	OXBOW ON THE GUADALUPE
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

### **Amenities**

Utilities	See Remarks, Underground Utilities
Features	Common Grounds/Area, Fishing, Gated, Pool

### **Exterior**

Lot Description	Level, Views
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### **School Information**

District	Comal ISD
Elementary	Mountain Valley
Middle	Mountain Valley Middle
High	Canyon Lake

### **Additional Information**

Date Listed	March 25th, 2025
Days on Website	199
Days on Market	189
HOA Fees	200
HOA Fees Freq.	Monthly
Gated Community	Yes

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