

\$1,675,000 - 101 E Edgewater Ter, New Braunfels

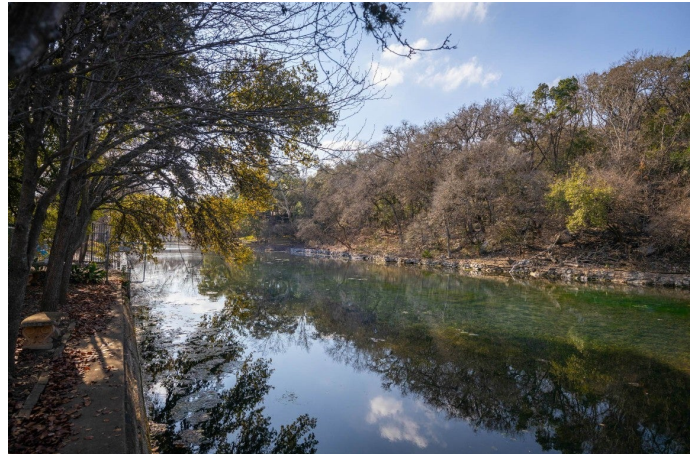
MLS® #5121204

\$1,675,000

3 Bedroom, 3.00 Bathroom, 2,128 sqft
Residential on 0.26 Acres

CITY BLOCK 5113, New Braunfels, TX

Nestled along a secluded stretch of the Comal River, this rare waterfront property offers unparalleled serenity in Downtown New Braunfels, with minimal river tourist traffic. Expansive living and dining areas feature a wall of windows, providing breathtaking water views and abundant natural light. The kitchen boasts a walk-in pantry and is conveniently located near the oversized utility room, which includes a sink, extra storage, and space for an additional refrigerator or freezer. The downstairs primary suite offers multiple closets and an ensuite bath, while an additional guest bath features a walk-in shower. Upstairs, two bedrooms enjoy scenic river views and share a third full bath. The space offers flexibility to be reimagined—convert it into a one-bedroom suite, game area, or multipurpose retreat to fit your needs. Outside, mature pecan and oak trees provide ample shade over the side patio, with easy water access as your backyard is the river. The property's corner lot offers additional privacy and space, with a large front area that could be transformed into an additional build site for another home or recreational building. Notable features include a standing-seam metal roof, recently replaced A/C units (2020), a large water heater, and a two-car garage, all adding lasting durability and efficiency. The central heating system and water heater are powered by efficient natural gas, ensuring quick and effective heating throughout the home. Tile flooring throughout the main level provides easy maintenance,



and the open layout is ideal for entertaining. Located just minutes from Landa Park, Comal Nature Park, Wursthfest Hall, Landa Park Golf Course, and Downtown New Braunfels, this home offers the perfect blend of privacy and convenience. With easy access to Loop 337 and Highway 46, schools, shopping, and medical facilities are all within a short drive. Secure this rare opportunity to own a one-of-a-kind property that offers a lifestyle like no other!

Built in 1974

Essential Information

MLS® #	5121204
Price	\$1,675,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,128
Acres	0.26
Year Built	1974
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	Hills,River,Water,Comal River
Is Waterfront	Yes
Water Body	Comal River

Community Information

Address	101 E Edgewater Ter
Area	CM
Subdivision	CITY BLOCK 5113
City	New Braunfels
County	Comal
State	TX
Zip Code	78130

Amenities

Utilities	Cable Available, Electricity Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Available, Water Connected
Features	See Remarks, Barbecue
Parking	Attached, Garage, Open
# of Garages	2
Garages	Garage Door Opener

Interior

Interior	Carpet, Tile
Appliances	Electric Range, Disposal, Gas Water Heater, Range
Heating	Central, Natural Gas, Zoned
# of Stories	2
Stories	Two

Exterior

Exterior Features	Private Yard, Rain Gutters, See Remarks
Lot Description	Back Yard, Cleared, Corner Lot, City Lot, Landscaped, Level, Sprinklers Automatic, Trees Large Size, Views, Backs to Greenbelt/Park, Cul-De-Sac, Private
Roof	Metal
Construction	Stucco
Foundation	Slab

School Information

District	New Braunfels ISD
Elementary	Lamar
Middle	Oakrun
High	New Braunfels

Additional Information

Date Listed	February 13th, 2025
Days on Website	166
Days on Market	209

Property Listed by: Keller Williams HeritageThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from October 14th, 2025 at 4:31pm CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.