# \$999,000 - 9a Rivers Edge At Gruene, New Braunfels

MLS® #5253094

# \$999,000

0 Bedroom, 0.00 Bathroom, Land / Farm on 0.59 Acres

Rivers Edge at Gruene, New Braunfels, TX

Welcome to River's Edge at Gruene, a premier river community nestled along a pristine stretch of the Guadalupe River and just down the road from historic Gruene. We are now offering the only river lots in the entire community, which reside in a small, exclusive gated portion of Rivers Edge.

Enjoy charming shops, world-class dining, and live music at Gruene Hall. Embrace outdoor adventures like tubing, fishing, and kayaking. Celebrate local culture with festivals and events. Savor local flavors at nearby craft breweries and wineries. Only 10 minutes from Downtown New Braunfels and with close proximity to San Antonio, Fredericksburg, and Austin, you can enjoy city amenities while easily returning to your serene river living.

Our premium lots set the stage for your ultimate personal sanctuary. Design your dream river home with the freedom to choose any architect or custom builder you desire.

Don't miss out on a rare opportunity to own one of the last available river properties in New Braunfels. River's Edge at Gruene offers exclusive lots on the beautiful Guadalupe River, where river availability is almost nonexistent. Secure a piece of this coveted landscape and build the home of your dreams. Embrace the luxury and tranquility of riverside living before it's too late.







#### **Essential Information**

MLS® # 5253094 Price \$999,000

Bathrooms 0.00 Acres 0.59

Type Land / Farm

Sub-Type Unimproved Land

Status Active

#### Water Feature/View

View Hills, River, Trees Woods, Guadalupe River

Is Waterfront Yes

Water Body Guadalupe River

# **Community Information**

Address 9a Rivers Edge At Gruene

Area CM

Subdivision Rivers Edge at Gruene

City New Braunfels

County Comal

State TX

Zip Code 78132

#### **Amenities**

Utilities See Remarks

Features Gated, See Remarks

**Exterior** 

Lot Description See Remarks, Trees Large Size, Views

### **School Information**

District Comal ISD

Elementary Hoffman Lane

Middle Church Hill

High Canyon

## **Additional Information**

Date Listed September 2nd, 2024

Days on Website 373

Days on Market 255

Zoning N/A HOA Fees 300

HOA Fees Freq. Monthly

Gated Community Yes

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