

# \$799,000 - 1228 Ervendberg Avenue 301, New Braunfels

MLS® #536070

**\$799,000**

4 Bedroom, 4.00 Bathroom, 1,901 sqft

Residential on 2.30 Acres

Agave at Gruene Rapids, New Braunfels, Texas

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. First class condos with 10 single level units and 5 penthouse units. 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® #	536070
Price	\$799,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,901
Acres	2.30
Year Built	2023
Type	Residential
Sub-Type	Condominium
Status	Active

## Water Feature/View

View Hills, Panoramic, River, Water



Is Waterfront	Yes
Water Body	Guadalupe River

### **Community Information**

Address	1228 Ervendberg Avenue 301
Subdivision	Agave at Gruene Rapids
City	New Braunfels
County	Comal
State	Texas
Zip Code	78130

### **Amenities**

Utilities	Cable Available, Electricity Available, High Speed Internet Available, Separate Meters, Trash Collection Public, Underground Utilities
Features	Barbecue, Elevator, Gated, Park

### **Interior**

Interior	Ceramic Tile
Appliances	Dishwasher, Disposal, Electric Range, Electric Water Heater, Exhaust Fan, Microwave, Plumbed For Ice Maker, Range, Refrigerator, Some Electric Appliances
Heating	Electric
Cooling	Electric, OneUnit
Fireplaces	None
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Lighting, Rain Gutters
Windows	Double Pane Windows
Roof	Metal
Construction	Fiber Cement, Stone Veneer

### **School Information**

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

### **Additional Information**

Date Listed	March 5th, 2024
Days on Website	351
Days on Market	503
HOA Fees	660
HOA Fees Freq.	Monthly
Gated Community	Yes

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