

# \$359,867 - 730 E Mather Street J-301, New Braunfels

MLS® #543779

**\$359,867**

2 Bedroom, 2.00 Bathroom, 942 sqft

Residential on 8.62 Acres

Waterwheel Resort, New Braunfels, Texas

Escape to the perfect staycation with this marvelous fully furnished 2 bed/2 bath condo at the Waterwheel Resort Condominiums. Home has an open floor plan with a spacious living & dining area, dishwasher & water heater replaced in 2024, attic space for storage, fold out queen bed, electric fireplace, breakfast bar, and in unit stackable laundry. Overlooking the pool area with cascading rock water feature is the extended outdoor balcony with solar filter on the patio windows. The building itself comes with an elevator for easier access to the top floor and private walkway. Enjoy the other community amenities including a second pool area with heated saline pool, 4 hot tubs, walking trail, BBQ pits, and private Guadalupe River front access. Waterwheel Resort Condominiums is conveniently located down the road from Schlitterbahn, Cypress Bend Park, near Downtown New Braunfels, Landa Park, and Wurstfest Grounds. This condo is also ideal for investors that want to rent out the unit throughout the year.

Built in 2006

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | 543779    |
| Price      | \$359,867 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Square Footage | 942         |
| Acres          | 8.62        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Condominium |
| Style          | Other       |
| Status         | Active      |
| Has Pool       | Yes         |

### **Water Feature/View**

|               |                 |
|---------------|-----------------|
| View          | River, Water    |
| Is Waterfront | Yes             |
| Water Body    | Guadalupe River |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 730 E Mather Street J-301 |
| Subdivision | Waterwheel Resort         |
| City        | New Braunfels             |
| County      | Comal                     |
| State       | Texas                     |
| Zip Code    | 78130                     |

### **Amenities**

|           |                                                                            |
|-----------|----------------------------------------------------------------------------|
| Utilities | Electricity Available, Trash Collection Public                             |
| Features  | Barbecue, Community Pool, Elevator, Other, Park, See Remarks, Trails/Paths |

### **Interior**

|              |                                                               |
|--------------|---------------------------------------------------------------|
| Interior     | Ceramic Tile, Vinyl                                           |
| Appliances   | Dishwasher, Microwave, Other, Oven, Refrigerator, See Remarks |
| Heating      | Central, Electric                                             |
| Cooling      | Central Air, Electric, OneUnit                                |
| Fireplaces   | Electric                                                      |
| # of Stories | 1                                                             |
| Stories      | One                                                           |

### **Exterior**

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Balcony              |
| Roof              | Composition, Shingle |

|              |                   |
|--------------|-------------------|
| Construction | Fiberglass Siding |
| Foundation   | Slab              |

**School Information**

|          |                   |
|----------|-------------------|
| District | New Braunfels ISD |
|----------|-------------------|

**Additional Information**

|                 |                |
|-----------------|----------------|
| Date Listed     | May 16th, 2024 |
| Days on Website | 370            |
| Days on Market  | 526            |
| HOA Fees        | 401            |
| HOA Fees Freq.  | Monthly        |

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