

\$424,900 - 240 Rio Drive, New Braunfels

MLS® #566858

\$424,900

0 Bedroom, 0.00 Bathroom,
Land / Farm on 0.43 Acres

New Blue Bonnet River Park Add, New Braunfels, Texas

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<h1>Video Tour</h1>

<p class="video"><iframe title="YouTube video player"

src="https://www.youtube.com/embed/Tl1BdB RSWCs" width="560" height="315"

frameborder="0"

allowfullscreen="allowfullscreen"></iframe></p>

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<p>Are you contemplating between the lake life and the river life? This lot offers the best of both worlds. You can literally float the Comal River and end up at your property a few hours later. Then again, you can hop in your boat, and you have 7 miles of gorgeous Lake Dunlap to enjoy. This prime lot is situated at the top of Lake Dunlap, offering the clearest water on the entire lake. In fact, the water quality here surpasses that of any other property along the Guadalupe River-style lakes. With 98 feet of pristine, heavily improved waterfront, this is where lake life turns legendary. Picture this: your crew cruising in, tying up to four covered boat slips (electric lifts could be easily added) or the oversized dual slip that could be converted to your very own private beach! This isn't just a dock; it's a lakeside headquarters. The fun doesn't stop at the water's edge. Launch straight into adventure with your private boat ramp or make a splash from the elevated concrete



entertainment deck, complete with a ramp and dive-ready launch pad. Broad stone steps carve a path to the water, inviting everyone to dive into the good life. Positioned along the main channel within a no-wake zone, this location ensures a safer and more peaceful swimming area for your family and friends to enjoy. This 0.43-acre lot isn't just land—it's your ticket to endless summer parties, serene sunset views, and a lifestyle that screams "I've made it."

Essential Information

MLS® #	566858
Price	\$424,900
Bathrooms	0.00
Acres	0.43
Type	Land / Farm
Sub-Type	Residential
Status	Active

Water Feature/View

View	River, Water
Is Waterfront	Yes
Water Body	Lake Dunlap, Guadalupe River

Community Information

Address	240 Rio Drive
Subdivision	New Blue Bonnet River Park Add
City	New Braunfels
County	Comal
State	Texas
Zip Code	78130

Amenities

Utilities	Electricity Available, Phone Available, Water Available
Features	None

Exterior

Exterior Features	Covered Patio, Deck, Dock
Lot Description	188 X 98 WF

School Information

District	Comal ISD
Elementary	Goodwin-Frazier Elementary
Middle	Church Hill Middle School
High	Canyon High School

Additional Information

Date Listed	January 21st, 2025
Days on Website	263
Days on Market	150

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