\$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

<center>
<h1>Video Tour</h1>
<iframe title="YouTube video player"
src="https://www.youtube.com/embed/TI1BdB
RSWCs" width="560" height="315"
frameborder="0"
allowfullscreen="allowfullscreen"></iframe>
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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 "l'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 284
Days on Market 150

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