

# \$975,000 - 6780 River Road, New Braunfels

MLS® #568352

**\$975,000**

0 Bedroom, 0.00 Bathroom, 1,472 sqft  
Residential on 0.10 Acres

River Cliff Estates, New Braunfels, Texas

This stunning, riverfront duplex offers the ultimate getaway experience, featuring spacious 3-bedroom, 1-bath units on each side with breathtaking views of the Guadalupe River. The open-concept living area is bathed in natural light thanks to expansive windows, allowing guests to take in the beauty of the river and surrounding nature. The third bedroom is a charming loft, perfect for extra sleeping space or an escape to relax and unwind. Step outside onto the large deck, ideal for enjoying sunsets, sunrises, or grilling with family and friends. The covered patio with a dining table is perfect for outdoor meals, whether you're enjoying a peaceful morning coffee or dining under the stars. Fully turnkey and ready for short-term rental, this duplex is an incredible opportunity for investors or those seeking a vacation retreat. With plenty of room for groups, families, or couples, the property offers both privacy and access to all the fun the Guadalupe River has to offer. Annual income and operating expenses available upon request.

Built in 2005

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 568352    |
| Price          | \$975,000 |
| Bathrooms      | 0.00      |
| Square Footage | 1,472     |



|            |                    |
|------------|--------------------|
| Acres      | 0.10               |
| Year Built | 2005               |
| Type       | Residential        |
| Sub-Type   | Duplex             |
| Style      | Stilt, Traditional |
| Status     | Active             |

### **Water Feature/View**

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

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 6780 River Road     |
| Subdivision | River Cliff Estates |
| City        | New Braunfels       |
| County      | Comal               |
| State       | Texas               |
| Zip Code    | 78132               |

### **Amenities**

|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| Utilities      | Cable Available, Electricity Available, High Speed Internet Available, Phone Available |
| Parking Spaces | 2                                                                                      |
| Parking        | Carport, Other, See Remarks                                                            |

### **Interior**

|              |                                                                                                                                                           |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior     | Laminate                                                                                                                                                  |
| Appliances   | Dishwasher, Exhaust Fan, Electric Range, Electric Water Heater, Disposal, Plumbed For Ice Maker, Refrigerator, Some Electric Appliances, Microwave, Range |
| Heating      | Central, Electric, Multiple Heating Units                                                                                                                 |
| Cooling      | Central Air, Electric, TwoUnits                                                                                                                           |
| Fireplaces   | None                                                                                                                                                      |
| # of Stories | 2                                                                                                                                                         |
| Stories      | Two                                                                                                                                                       |

### **Exterior**

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Deck, Outdoor Shower |
| Windows           | Double Pane Windows  |

|              |                  |
|--------------|------------------|
| Roof         | Metal            |
| Construction | HardiPlank Type  |
| Foundation   | Pillar/Post/Pier |

### **School Information**

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

### **Additional Information**

|                 |                    |
|-----------------|--------------------|
| Date Listed     | January 31st, 2025 |
| Days on Website | 287                |
| Days on Market  | 147                |

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