

\$1,700,000 - 1245 Edwards Boulevard, New Braunfels

MLS® #574858

\$1,700,000

5 Bedroom, 4.00 Bathroom, 3,125 sqft
Residential on 0.75 Acres

Preiss Heights, New Braunfels, Texas

Skyhouse Guadalupe a personal retreat or a well established STR. Unparalleled Hill Country Luxury with Breathtaking Views.

Perched on a cliffside overlooking the vast beauty of the Texas Hill Country and the Guadalupe River, Skyhouse Guadalupe is more than just a home—it's an experience. From its expansive deck cantilevered over the cliff above the Guadalupe, you can take in unmatched panoramic views, stretching across the rolling hills and down to the river below. And as you relax on the porch, the soothing sounds of the waterfall below create a sense of tranquility you won't find anywhere else.

Designed for both luxury and comfort, this private retreat features a heated pool, along with dramatic outdoor spaces perfect for entertaining or unwinding. Inside, the thoughtfully designed layout offers a chef's kitchen with top-tier appliances, a spacious living area filled with natural light, and beautifully appointed bedrooms designed to accommodate groups of all sizes.

- Main-level king suite – a private retreat with stunning views.
- Pool house with two queen bedrooms – ideal for guests, complete with a shared bath.
- Second-floor king bedroom with Jack & Jill ensuite – perfect for added privacy.



Additional second-floor bedroom with a king bed and twin-over-twin bunk – flexible space for families or friends.

Beyond the home, this home places you at the heart of it all. Located less than a mile from historic Gruene, you™ll have easy access to tubing, floating, and all the fun of the Guadalupe River. Enjoy live music, boutique shopping, and incredible dining in New Braunfels, all just minutes away.

Whether you™re looking for a private escape, amazing family home or a profitable STR this Hill Country haven close to adventure will not disappoint. This is a rare opportunity to own one of the most extraordinary properties in the area. This home comes completely furnished.

Schedule your private showing today.

Built in 2017

Essential Information

MLS® #	574858
Price	\$1,700,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,125
Acres	0.75
Year Built	2017
Type	Residential
Sub-Type	Single Family
Style	Contemporary/Modern
Status	Active
Has Pool	Yes

Water Feature/View

View	River
Is Waterfront	Yes
Water Body	Guadalupe River

Community Information

Address	1245 Edwards Boulevard
Subdivision	Preiss Heights
City	New Braunfels
County	Comal
State	Texas
Zip Code	78132

Amenities

Utilities	Cable Available, Electricity A
Features	Other, See Remarks

Interior

Interior	Concrete, Laminate
Appliances	Dishwasher, Disposal, Gas Refrigerator, Some Gas Appl
Cooling	OneUnit
Fireplaces	None
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Deck
Windows	Window Treatments
Roof	Metal
Construction	Lap Siding, Stone Veneer, Stucco
Foundation	Slab

School Information

District	New Braunfels ISD
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Additional Information

Date Listed	April 2nd, 2025
Days on Website	193
Days on Market	27



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