

# \$2,500,000 - 263 E Garden Street, New Braunfels

MLS® #579093

**\$2,500,000**

3 Bedroom, 1.00 Bathroom, 1,394 sqft

Residential on 0.52 Acres

N/A, New Braunfels, Texas

Entertainers dream on the Comal River!!! One of the most well known properties on the Comal because of its location at Garden Street bridge and the 5 levels of concrete terraces... It also has the only concrete dock that goes out into the river!!! This property is also a huge lot with multiple build sites if you choose and has a live spring on the property!!! This is the first time on market in 3 generations!!! Won't last long!!!

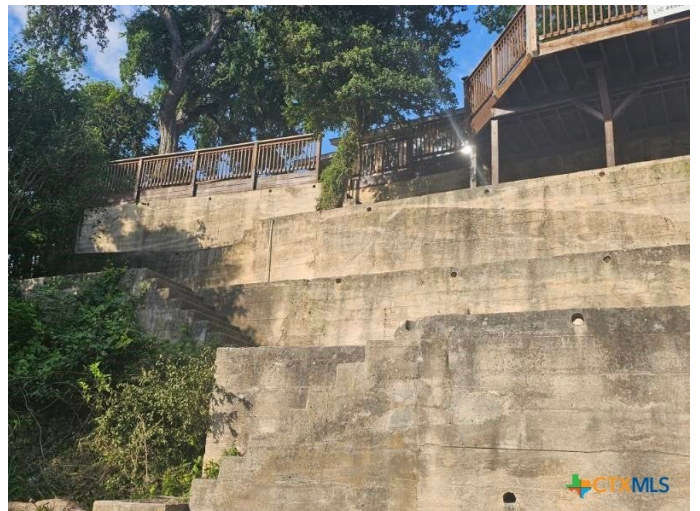
Built in 1953

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | 579093        |
| Price          | \$2,500,000   |
| Bedrooms       | 3             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 1,394         |
| Acres          | 0.52          |
| Year Built     | 1953          |
| Type           | Residential   |
| Sub-Type       | Single Family |
| Style          | Traditional   |
| Status         | Active        |

## Water Feature/View

|               |                           |
|---------------|---------------------------|
| View          | River, Trees/Woods, Water |
| Is Waterfront | Yes                       |



|            |             |
|------------|-------------|
| Water Body | Comal River |
|------------|-------------|

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 263 E Garden Street |
| Subdivision | N/A                 |
| City        | New Braunfels       |
| County      | Comal               |
| State       | Texas               |
| Zip Code    | 78130               |

### **Amenities**

|           |   |
|-----------|---|
| Utilities | Electricity Available, High Speed Internet Available, Trash Collection Public |
| Features  | None, Curbs   |

### **Interior**

|              |   |
|--------------|---|
| Interior     | Carpet, Ceramic Tile, Hardwood  |
| Appliances   | Dishwasher, Electric Range, Electric Water Heater, Microwave, Range Hood, Water Heater, Some Electric Appliances, Range, Plumbed For Ice Maker, Some Gas Appliances |
| Heating      | Central, Electric   |
| Cooling      | Central Air, Electric, OneUnit  |
| Fireplaces   | None  |
| # of Stories | 1   |
| Stories      | One   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Patio, Deck, Enclosed Porch, Outdoor Grill |
| Roof              | Composition, Shingle                       |
| Construction      | Asbestos, Vertical Siding, Wood Siding     |
| Foundation        | Combination, Pillar/Post/Pier, Slab        |

### **School Information**

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

### **Additional Information**

|                 |               |
|-----------------|---------------|
| Date Listed     | May 6th, 2025 |
| Days on Website | 158           |
| Days on Market  | 41            |

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