

# \$2,199,900 - 662 Brooke Ashley, New Braunfels

MLS® #585207

**\$2,199,900**

5 Bedroom, 5.00 Bathroom, 4,185 sqft

Residential on 0.37 Acres

North Shore Estates, 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/qbjreS8

PinU" width="560" height="315"

frameborder="0"

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

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<p>Lake Dunlap luxury That Doesn't Hold Back. Welcome to the kind of Lake Dunlap property that turns heads and keeps them turned. With beautifully improved private waterfront, a boathouse setup that's second to none, and an entertainer's dream of an outdoor space—this is lake life in high gear. Step through the stone courtyard and straight into lake mode. Out back, the setup designed to make waves—dual jet ski lifts, a boat lift, and a covered party deck right over the water mean your toys stay ready and the good times stay rolling. Fire up the grill, soak in the hot tub, or kick back while the lake does its thing—this is the kind of waterfront living that works hard and plays harder. Inside, the tone is high design meets everyday comfort. Wood floors, soaring ceilings, and floor-to-ceiling windows pull the lake in like a living painting. And the kitchen? It brings the heat—literally. A gas cooktop and exposed vent hood set the tone, backed by an oversized granite island with bar seating and a



deep sink. A walk-in pantry keeps things tidy, while the built-in wine wall and glass shelving add serious flair. With under-cabinet outlets, built-ins, and sleek finishes throughout, it's equal parts showpiece and workhorse. Just off the kitchen, the dining area brings the party with a granite wet bar and built-in wine fridge—because entertaining should never be basic. The living room? Pure Lake Dunlap vibes.

Floor-to-ceiling windows put the lake front and center, a dramatic stone fireplace sets the mood, and custom built-ins keep things sleek. Open the doors and step right onto the deck—your front-row seat to waterfront fun and unforgettable sunsets. This is lake life, done right. The owner's suite is a private retreat with lake views, spa-worthy bath, and a walk-in closet that could double as a boutique. Two more spacious bedrooms, a sound-wired game room, and thoughtful upgrades like a tankless water heater and SONOS system round out the interior. Add in the fully fenced lot, oversized 3-car garage, standing seam metal roof, and unbeatable location with direct IH-35 access (no Hwy 46 hassle), and you've got a move-in-ready, memory-making, next-level lake property that truly does it all. The water's clear. The setup's flawless. The lifestyle? Wide open. Let's go!

Built in 2014

### Essential Information

MLS® #	585207
Price	\$2,199,900
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,185

Acres	0.37
Year Built	2014
Type	Residential
Sub-Type	Single Family
Style	Traditional
Status	Active

### **Water Feature/View**

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

### **Community Information**

Address	662 Brooke Ashley
Subdivision	North Shore Estates
City	New Braunfels
County	Comal
State	Texas
Zip Code	78130

### **Amenities**

Utilities	Cable Available, Electricity Available, High Speed Internet Available, Trash Collection Public, Water Available
Features	Park, Gated, Street Lights
Parking	Attached, Garage Faces Front, Garage, Garage Faces Side
# of Garages	3
Garages	Garage Door Opener

### **Interior**

Interior	Carpet, Ceramic Tile, Wood
Appliances	Gas Cooktop, Disposal, Oven, Range Hood, Tankless Water Heater, Some Gas Appliances, Microwave, Water Softener Owned
Heating	Central, Electric, Fireplace(s), Multiple Heating Units, Zoned
Cooling	Central Air, Electric, ThreeOrMoreUnits, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Gas Log, Masonry, Stone
# of Stories	2
Stories	Two

**Exterior**

Exterior Features	Covered Patio, Deck, Lighting, Porch, Patio, Private Yard, Rain Gutters, Boat Lift, Dock, Gas Grill, Outdoor Grill, Outdoor Kitchen
Lot Description	73 X 255
Windows	Double Pane Windows
Roof	Metal
Construction	Stone Veneer, Stucco
Foundation	Slab

**School Information**

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

**Additional Information**

Date Listed	August 8th, 2025
Days on Website	65
HOA Fees	1333
HOA Fees Freq.	Annually
Gated Community	Yes

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