# \$2,050,000 - 1534 Arndt Road, New Braunfels

MLS® #588736

# \$2,050,000

3 Bedroom, 4.00 Bathroom, 3,094 sqft Residential on 1.21 Acres

N/A, New Braunfels, Texas

Stunning Custom Lake Dunlap Waterfront Home | 1.21 Acres | STR Allowed. Incredible opportunity to own a premier custom-built lakefront retreat on 127' of coveted Lake Dunlap shoreline. This 3-bed, 3.5-bath modern farmhouse sits on a lush 1.21-acre lot with mature oaks, a private gated entry, has no HOA, no city taxes, and is short-term rental approved. The home features soaring wood cathedral ceilings, open-concept living with panoramic lake views, and a luxury kitchen with gas range, large island, and custom cabinetry. The 513 sq. ft. screened summer kitchen includes a Blaze grill, Thermador vent, and a hybrid fireplace-perfect for indoor/outdoor entertaining. The owner's suite offers lake views, private patio access, spa-style bath with river rock walk-in shower, and oversized closet. A detached 1,050 sq. ft. garage includes a 1-car bay plus flexible workspace. Enjoy boating, jet skiing, and kayaking from your private boathouse with two lifts, and a boulder rock retaining wall built for long-term durability. The 561 sq. ft. covered back patio made from Brazilian Ipe wood completes this one-of-a-kind lakefront gem.







Built in 2015

#### **Essential Information**

MLS® # 588736

Price \$2,050,000

Bedrooms 3

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 3,094

Acres 1.21

Year Built 2015

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 1534 Arndt Road

Subdivision N/A

City New Braunfels

County Guadalupe

State Texas Zip Code 78130

#### **Amenities**

Utilities Cable Available, Electricity Available, High Speed Internet Available,

Phone Available, Trash Collection Private, Natural Gas Connected

Features None

Parking Detached, Garage, Circular Driveway, Oversized

# of Garages 1

#### Interior

Interior Concrete, Ceramic Tile, Wood, Painted/Stained

Appliances Dishwasher, Disposal, Gas Range, Microwave, Plumbed For Ice Maker,

Range Hood, Propane Water Heater

Heating Central, Electric, Multiple Heating Units, Zoned, Fireplace(s)

Cooling Electric, TwoUnits, Zoned, Attic Fan

Fireplace Yes

# of Fireplaces 1

Fireplaces Stone, Wood Burning, Gas Starter

# of Stories 1

Stories One

#### **Exterior**

Exterior Features Covered Patio, Deck, Porch, Rain Gutters, Dock, Enclosed Porch, Fire

Pit, Gas Grill, Outdoor Kitchen

Windows Double Pane Windows, Window Treatments

Roof Metal

Construction Fiber Cement

Foundation Slab

## **School Information**

District Comal ISD

## **Additional Information**

Date Listed August 19th, 2025

Days on Website 74

Days on Market 69

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