

# \$2,850,000 - 1534 Arndt Road, New Braunfels

MLS® #588736

**\$2,850,000**

3 Bedroom, 4.00 Bathroom, 3,094 sqft

Residential on 2.76 Acres

N/A, New Braunfels, Texas

203 feet of prime Lake Dunlap frontage on 2.76 acres, this amazing 2015 custom built home offers a lakefront lifestyle that is truly one-of-a-kind! The ability to purchase a property with this much usable waterfront is rare! The moment you enter the private gated drive, the beautifully landscaped approach sets the tone for the expansive grounds with mature shade trees. At the shoreline, enjoy a premium boathouse with 2 boat lifts and separate beach area allowing lakefront fun for all ages. Inside you will immediately see the "wow factor": soaring cathedral wood ceilings, the La Cantina bifold sliding doors, & walls of windows allowing sweeping lake views from every angle. The 513 sq. ft. screened room with Blaze grill, Thermador vent, and a stunning 42" hybrid fireplace is perfect for entertaining year-round. The heart of the home features a chef-inspired kitchen with a large island, gas range, NXR vent, and custom cabinetry, plus a spacious dining area and oversized utility room with walk-in pantry and wine nook. The owner's suite offers a private seating/office area, patio access, and a spa-like bath with dual vanities, dual rainfall walk-in shower with river rock, and a generous walk-in closet. Two generously sized secondary bedrooms are connected by a Jack-and-Jill bath for guests or family. Enjoy a morning cup of coffee or an evening beverage of choice on the 561 sq. ft. Brazilian Ipe wood covered patio that runs the entire length of the home. The park-like grounds provide ample



space to entertain, and the under-deck storage and detached garage provide plenty of space for all of your lake toys! This property is two different lots on the county, allowing new owners additional investment opportunities if they choose to separate. This is more than a home-it's an irreplaceable lakefront retreat where unmatched craftsmanship meets a rare piece of Lake Dunlap's shoreline. No restrictions, no HOA, and no city taxes. Short-term rentals permitted.

Built in 2015

**Essential Information**

MLS® #	588736
Price	\$2,850,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,094
Acres	2.76
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, Natural Gas Connected, High Speed Internet Available, Phone Available, Trash Collection Private

Features None

Parking Circular Driveway, Detached, Garage, Oversized

# of Garages 1

### **Interior**

Interior Concrete, Ceramic Tile, Painted/Stained, Wood

Appliances Dishwasher, Disposal, Gas Range, Microwave, Plumbed For Ice Maker, Propane Water Heater, Range Hood

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

Cooling Electric, TwoUnits, Zoned, Attic Fan

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas Starter, Stone, Wood Burning

# of Stories 1

Stories One

### **Exterior**

Exterior Features Covered Patio, Deck, Gas Grill, Outdoor Kitchen, Rain Gutters, Dock, Enclosed Porch

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 54

Days on Market 43

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