

\$495,000 - 2239 Brittany Grace, New Braunfels

MLS® #591947

\$495,000

4 Bedroom, 2.00 Bathroom, 2,363 sqft
Residential on 0.15 Acres

South Bank #5, New Braunfels, Texas

An absolute showstopper and stunningly updated custom residence in desirable Southbank - a premier Lake Dunlap waterfront community. Live the exceptional lake lifestyle in this rare gem featuring soaring ceilings, custom front door entryway, floor to ceiling windows, custom cabinetry, new quartz countertops, and numerous upgrades throughout. This is where luxe modern contemporary accents meets Texas Hill Country inspiration boasting an open concept living area which includes a chef's delight kitchen featuring newer appliances, walk-in pantry, a massive quartz island, plus built-in beverage bar, that makes this the perfect place for family gatherings and entertaining, both inside and out, as the inviting french doors in living room open to your outdoor patio and pergola. Retreat at the end of the day to your owner's suite featuring an amazing spa-like bath with sunken garden tub, separate vanities, walk-in shower and wrap around master closet. Two larger secondary bedrooms plus the 4th bedroom has walk-in closet that could also be an office. The oversized rear entry garage boast newly coated flooring, Tesla charging station, and ample storage space. Walk to your private Lake Dunlap River park with boat dock and fishing pier to enjoy swimming, kayaking, jetskiing, boating, and the beauty of the lake and to the Community clubhouse boasting a fitness center, lap pool, playground, sports courts, pickle ball, covered pavillion, volleyball,



walking/jogging/biking trails, dog park, and more. Live the exceptional lake lifestyle here in this Luxe Residence, minutes from easy access to IH35 to San Antonio and Austin, and all the modern day conveniences found here in New Braunfels.

Built in 2011

Essential Information

MLS® #	591947
Price	\$495,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,363
Acres	0.15
Year Built	2011
Type	Residential
Sub-Type	Single Family
Style	Hill Country, Traditional
Status	Pending
Has Pool	Yes

Water Feature/View

View	Other, Water
Water Body	Lake Dunlap

Community Information

Address	2239 Brittany Grace
Subdivision	South Bank #5
City	New Braunfels
County	Guadalupe
State	Texas
Zip Code	78130

Amenities

Utilities	Electricity Available, High Speed Internet Available, Trash Collection Public
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Features	Trails/Paths, Sidewalks, Barbecue, Basketball Court, Clubhouse, Community Pool, Dock, Dog Park, Fishing, Fitness Center, Other, Park, Pier, Playground, See Remarks, Sport Court(s), Tennis Court(s)
Parking	Attached Carport, Driveway Level, Garage, Garage Faces Rear, Other, Oversized, See Remarks
# of Garages	2
Garages	Garage Door Opener

Interior

Interior	Carpet Free, Concrete, Painted/Stained, Vinyl
Appliances	Dishwasher, Built-In Oven, Convection Oven, Cooktop, Disposal, Electric Cooktop, Electric Water Heater, Ice Maker, Microwave, Other, Oven, Range Hood, See Remarks, Some Electric Appliances, Water Softener Owned
Heating	Central
Cooling	OneUnit, Central Air
Fireplaces	None
# of Stories	1
Stories	One

Exterior

Exterior Features	Covered Patio, Porch, Lighting, Other, Private Yard, See Remarks
Windows	Double Pane Windows
Roof	Composition, Shingle
Construction	Masonry
Foundation	Slab

School Information

District	New Braunfels ISD
Elementary	Memorial Elementary
Middle	New Braunfels Middle School
High	Long Creek High School

Additional Information

Date Listed	September 6th, 2025
Days on Website	35
Days on Market	2
HOA Fees	900
HOA Fees Freq.	Annually

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