

\$575,000 - 371 W Lincoln Street C204, New Braunfels

MLS® #595176

\$575,000

2 Bedroom, 3.00 Bathroom, 1,372 sqft

Residential on 4.07 Acres

Camp Warnecke Estates, New Braunfels, Texas

Welcome to Wasserhaus Retreat â€” a rarely available, revenue-producing STR in the coveted Camp Warnecke Estates on the Comal River. This is PRIME investor territory: walk to Schlitterbahn, steps to the river exit, and a short stroll to downtown â€” the exact triangulation of demand that keeps occupancy strong and ADRs high.

This unit is turn-key and income-ready from Day 1, fully furnished and operating successfully as a short-term rental in one of the most supply-constrained, high-performing micro-locations in New Braunfels. Properties in this corridor almost never hit the market because owners hold them for lifestyle-use plus cash flow â€” making this a true â€œbuy the location, not just the condoâ€• opportunity.

Camp Warnecke is a boutique, gated riverside community with private amenities that directly translate into higher nightly rates: pool + hot tub, secured-private river access, private parking, and premium walkability that outperforms drive-to STRs. The balcony with river views, flexible sleeping layout, and guest-ready setup give this property plug-and-play earning power.

Whether youâ€™re looking to diversify into experiential short term rentals, add an A-tier asset to your portfolio, or secure a lifestyle property that doubles as a high-ROI hold, this is a location-moated investment with



immediate revenue + long-term appreciation upside.

Built in 1984

Essential Information

MLS® #	595176
Price	\$575,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,372
Acres	4.07
Year Built	1984
Type	Residential
Sub-Type	Condominium
Status	Active

Water Feature/View

View	River
Is Waterfront	Yes
Water Body	Comal River

Community Information

Address	371 W Lincoln Street C204
Subdivision	Camp Warnecke Estates
City	New Braunfels
County	Comal
State	Texas
Zip Code	78130

Amenities

Utilities	None
Features	Community Pool, None
Parking Spaces	1
Parking	Attached Carport

Interior

Interior	Carpet, Tile
Appliances	Dishwasher, Electric Cooktop
Cooling	OneUnit
Fireplace	Yes
Fireplaces	Living Room
Stories	Three Or More

Exterior

Exterior Features	None
Roof	Composition, Shingle
Construction	Stone Veneer, Wood Siding
Foundation	Slab

School Information

District	New Braunfels ISD
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Additional Information

Date Listed	October 27th, 2025
Days on Website	2
Days on Market	5
HOA Fees	650

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