

# \$1,100,000 - 325 & 337 Fair Ln, New Braunfels

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MLS® #6759565

**\$1,100,000**

3 Bedroom, 3.00 Bathroom, 2,044 sqft

Residential on 0.71 Acres

Summerwood 7, New Braunfels, TX

Discover your own slice of paradise along the beautiful Guadalupe River in this stylish three-story home. The main level offers an oversized three-car garage, while the second story unveils the premier residential suite. Here, you'll find a welcoming covered front porch, a formal dining area, and a front office with elegant French doors. Relax and unwind in the spacious living room, seamlessly connected to the island kitchen and an enclosed balcony that offers serene views of the meticulously landscaped backyard. Also on this main residential floor, the primary bedroom suite boasts vaulted ceilings and a charming barn-style sliding door that leads to a private bathroom oasis featuring a walk-in shower. The third floor provides two additional bedrooms with a convenient Jack and Jill bathroom. Step outside to your backyard paradise, where a stone tile walkway guides you to a cozy firepit overlooking the river – perfect for evenings under the stars. As a resident of Summerwood, you'll also enjoy exclusive access to neighborhood amenities including a tennis court, scenic walkways, and a picnic dock with direct river views.

Built in 2001

## Essential Information

MLS® #	6759565
Price	\$1,100,000



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,044
Acres	0.71
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### **Water Feature/View**

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

### **Community Information**

Address	325 & 337 Fair Ln
Area	CM
Subdivision	Summerwood 7
City	New Braunfels
County	Comal
State	TX
Zip Code	78130

### **Amenities**

Utilities	Electricity Available, Sewer Available, Water Available
Features	Park, Tennis Court(s)
Parking	Attached, Door-Multi, Driveway, Garage, Garage Faces Side
# of Garages	3
Garages	Garage Door Opener

### **Interior**

Interior	Carpet, Tile
Appliances	Dishwasher, Disposal, Microwave
Heating	Central, Electric
Stories	Three Or More

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Yard, Landscaped, Few Trees
Roof	Composition, Shingle
Construction	HardiPlank Type, Stucco
Foundation	Slab

### **School Information**

District	Comal ISD
Elementary	Goodwin Frazier
Middle	Church Hill
High	Memorial

### **Additional Information**

Date Listed	June 6th, 2025
Days on Website	71
Days on Market	45
HOA Fees	108
HOA Fees Freq.	Annually

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