

\$949,900 - 1029 Gruene Rd., New Braunfels

MLS® #1029

\$949,900

4 Bedroom, 2 Bathroom, 3,112 sqft
Townhouse / Condo on 0.171 Acres

Gruene, New Braunfels, Texas

Stunning luxury townhouse with access to 219â€™™ of Guadalupe River waterfrontage within the city limits! Location, location, location! Located on Gruene Road and within walking distance of all the Gruene Historic District happenings. Enjoy shopping, live music, dining, market days, and more, all at your fingertips. The house is high above the water and the flood plain. Easy access in and out of the river from the riverfront deck. When you arenâ€™™t on the water, enjoy the phenomenal hill country oasis that is your backyard. The beautiful mature trees surround you as you admire the rapids and enjoy the peace and serenity. Take your early morning coffee on the over 500â€™™ of outdoor living space or enjoy a private dinner as the sun sets. Inside the open floor plan the main floor has all tile floors, high end bronze fixtures, granite countertops throughout, tall ceilings with wood beams, and abundant natural light. Enjoy preparing meals in the spacious kitchen, with a large center island, custom wood cabinetry, and high-end stainless-steel appliances with a Thermador gas range and vent hood. Beautiful rock fireplace with a gorgeous wood mantle. Unwind on the ownerâ€™™s level; a private space taking up the entire lower level of the home. The spa grade owners En suite bathroom has a garden tub, tranquil tile shower, and an oversized 22 x 12 walk-in closet with custom built-in storage. Enjoy quiet time on the private owners patio. The second-floor features three guest



bedrooms a full bathroom and a common flex space, perfect for a library or office nook. Phenomenal Hill Country living right on the Guadalupe River in Historic Gruene!

Built in 2005

Essential Information

MLS® #	1029
Price	\$949,900
Bedrooms	4
Bathrooms	2
Half Baths	1
Square Footage	3112
Acres	0.17
Year Built	2005
Type	Townhouse / Condo
Status	Sold

Community Information

Address	1029 Gruene Rd.
Subdivision	Gruene
City	New Braunfels
State	Texas
Zip Code	78130

Amenities

Features	Dishwasher, Fenced Yard, Fireplace, Living Room, Riverfront, Waterfront
# of Garages	2
Waterfront Type	Guadalupe River
Waterfront Footage	29'
Water Feature/View	Guadalupe River

Interior

Stories	2
---------	---

Exterior

Lot Description	.171
-----------------	------

School Information

District	Comal ISD
Elementary	Goodwin Elementary
Middle	Canyon Middle School
High	Canyon High School

Additional Information

Short Term Rental Allowed no