

\$1,149,900 - 1161 Lone Star Dr., New Braunfels

MLS® #001161

\$1,149,900

3 Bedroom, 3 Bathroom, 2,940 sqft

Residential on 0.17 Acres

Kreuslerville, New Braunfels, Texas

Yes! We are getting Lake Dunlap back, the new dam is scheduled to be completed very soon (mid-summer 2023)! This stunning residence features 70â€™™ ft. of Lake Dunlap water front improvements to include a boat house with two slips featuring a jet ski ramp and single electric boat lift allowing for endless summer fun to come! Though the lake level is currently low, the Guadalupe River still flows through, so there is still aqua-fun to be had! Within this two-story stone masonry home, you have a split and open layout with high ceilings in the living room where the wood burning fireplace stone masonry stretches upwards. Neighboring this space is the kitchen and conjoined dining area, which grants amazing outdoor views. The gourmet kitchen is complete with granite countertops throughout, bar seating, a center island with a smooth cooktop as well as a built-in microwave and oven. There is adequate storage within the custom cabinetry or in the walk-in pantry that is equipped with shelving. Departing from the kitchen is the spacious laundry room with cabinetry storage and shelving with hanging racks as well as sink and counterspace. Down the hall and completing the main floor is the Ownerâ€™™s Suite, illuminated by the natural light that flows through the French glass doors, granting private outdoor access to the covered patio that overlooks the lake. Rich with stone textures, the suite features an attached en suite with a unique dual vanity accompanied by a jetted soakers tub and walk-in shower. On



the second level of the home you have arrive at a landing area that grants outdoor access to an uncovered patio facing the lake. Along with the two secondary bedrooms that are complete with walk-in closets with shelving and hanging racks, you also have a flex room that is equipped with wired sound and can serve as a media room or additional bedroom. Departing from the main level dining area you can access the outdoor covered patios that connect you with the newly stained wood deck that grants uninterrupted southern views of the emerald waters of the Guadalupe River that flow through Lake Dunlap.

Built in 2007

Essential Information

MLS® #	001161
Price	\$1,149,900
Bedrooms	3
Bathrooms	3
Half Baths	1
Square Footage	2940
Acres	0.17
Year Built	2007
Type	Residential
Status	Sold

Community Information

Address	1161 Lone Star Dr.
Subdivision	Kreuslerville
City	New Braunfels
State	Texas
Zip Code	78130

Amenities

Features	Dishwasher, Family Room, Fireplace, Living Room, Microwave, Lakefront, Riverfront, Waterfront
# of Garages	2

Waterfront Type Lake Dunlap
Waterfront Footage 70
Water Feature/View Lake Dunlap

Interior

Stories 2

Exterior

Lot Description 0.17

School Information

District Comal ISD
Elementary Goodwin Frazier
Middle Church Hill
High Canyon High

Additional Information

Short Term Rental Allowed yes