

# \$1,649,900 - 1534 Arndt Rd. , New Braunfels

MLS® #1534

**\$1,649,900**

3 Bedroom, 3 Bathroom, 2,580 sqft

Residential on 1.21 Acres

N/A, New Braunfels, Texas

Incredible custom-built home on 127<sup>th</sup> of Lake Dunlap waterfront. Wow factor property inside and out! Lakeside the boathouse has two boat lifts. The retaining wall is made of boulder rock rather than concrete to enhance durability. We are getting our dam back! They are nearly halfway through the estimated 25 months of construction. In the meantime, enjoy swimming, kayaking, jet skiing, and even boating! As you can see from the pictures, you can still use a full-sized boat in this section with no spill gates! On 1.21 acres the expansive lot has lush green grass and there are dozens of mature oak trees throughout. There is plenty of room to entertain here! Tucked away so much so that you may miss it, the home has a private entry gate lined with beautiful landscaping elements that continue all the way to the stone patio and front porch. Inside the modern farmhouse comes to life with gorgeous panoramic views of the lake from windows that span the entire length of the open concept living area. Tons of natural light highlight beautiful interior elements that make this house warm and inviting. Beautiful cathedral all wood ceilings run throughout the room, through the La Cantina bifold sliding doors and into the summer kitchen. The 513 sq. ft summer kitchen brings nature indoors while still providing comfort and serenity. There are wood floors, an industrial stainless-steel fan and beautiful locally sourced charred wood cladding on the 42" hybrid fireplace. Feel the breeze come in



through the screens while you relax or while you entertain! Prepare meals on the Blaze gas grill beneath the Thermador vent. There is also plenty of counter space to prep and a sink. Back in the main space there is a dining area leading to the kitchen which features a large island, gas range, NXR vent and custom soft close cabinets. The large utility/laundry room has numerous built ins for storing all your household goods including wine and pantry storage. Two guest bedrooms and a large Jack and Jill style full bathroom are perfect for guests. The large owner's suite features a seating/ office space and abundant natural light through the multiple windows. The spa inspired En-suite has a double vanity and walk in shower with a dual rainfall shower system and gorgeous natural river rock. Very large walk-in closet to stay organized and display your favorite items. Head outside from your private outside access and onto the 561 sq. ft covered patio that runs adjacent to the entire home. The patio is made with Brazilian Ipe wood, sourced from the rainforest and a great addition to the other natural warm wood elements throughout the home! The untouched detached garage remains in its original state. With 1,050 sq. ft of space the concrete structure has a one car garage on one side and the other side could be used as a workshop, greenhouse, gym, or other hobby space. Or renovate to suit your needs. No restrictions, no HOA, and no city taxes! Short term rentals are permitted.

Built in 2015

## **Essential Information**

|           |             |
|-----------|-------------|
| MLS® #    | 1534        |
| Price     | \$1,649,900 |
| Bedrooms  | 3           |
| Bathrooms | 3           |

|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 2580        |
| Acres          | 1.21        |
| Year Built     | 2015        |
| Type           | Residential |
| Status         | Sold        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1534 Arndt Rd. |
| Subdivision | N/A            |
| City        | New Braunfels  |
| State       | Texas          |
| Zip Code    | 78130          |

### Amenities

|                    |                                                                                                         |
|--------------------|---------------------------------------------------------------------------------------------------------|
| Features           | Dishwasher, Fenced Yard, Fireplace, Living Room, Microwave, Sun Room, Lakefront, Riverfront, Waterfront |
| Waterfront Type    | Lake Dunlap, Guadalupe River                                                                            |
| Waterfront Footage | 127'                                                                                                    |
| Water Feature/View | Lake Dunlap, Guadalupe River                                                                            |

### Interior

|         |   |
|---------|---|
| Stories | 1 |
|---------|---|

### Exterior

|                 |            |
|-----------------|------------|
| Lot Description | 1.21 Acres |
| Lot Size        | 1          |

### School Information

|            |                         |
|------------|-------------------------|
| District   | Comal ISD               |
| Elementary | Clear Spring Elementary |
| Middle     | Canyon Middle School    |
| High       | Canyon High School      |

### Additional Information

|                           |     |
|---------------------------|-----|
| Short Term Rental Allowed | yes |
|---------------------------|-----|