

# \$424,900 - 240 Rio Dr. , New Braunfels

MLS® #000240

**\$424,900**

0 Bedroom, 0 Bathroom,  
Land on 0.43 Acres

New Blue Bonnet River Park, New Braunfels,  
Texas

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<h1>Video Tour</h1>

<p class="video"><iframe title="YouTube  
video player"

src="https://www.youtube.com/embed/Tl1BdB  
RSWCs" width="560" height="315"

frameborder="0"

allowfullscreen="allowfullscreen"></iframe></p>

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<p>Are you contemplating between the lake life and the river life? This lot offers the best of both worlds. You can literally float the Comal River and end up at your property a few hours later. Then again, you can hop in your boat, and you have 7 miles of gorgeous Lake Dunlap to enjoy. This prime lot is situated at the top of Lake Dunlap, offering the clearest water on the entire lake. In fact, the water quality here surpasses that of any other property along the Guadalupe River-style lakes. With 98 feet of pristine, heavily improved waterfront, this is where lake life turns legendary. Picture this: your crew cruising in, tying up to four covered boat slips (electric lifts could be easily added) or the oversized dual slip that could be converted to your very own private beach! This isn't just a dock; it's a lakeside headquarters. The fun doesn't stop at the water's edge. Launch straight into adventure with your private boat ramp or make a splash from the elevated concrete



entertainment deck, complete with a ramp and dive-ready launch pad. Broad stone steps carve a path to the water, inviting everyone to dive into the good life. Positioned along the main channel within a no-wake zone, this location ensures a safer and more peaceful swimming area for your family and friends to enjoy. This 0.43-acre lot isn't just land—it's your ticket to endless summer parties, serene sunset views, and a lifestyle that screams "I've made it."

Essential Information

MLS® #	000240
Price	\$424,900
Acres	0.43
Type	Land
Status	Active

Community Information

Address	240 Rio Dr.
Subdivision	New Blue Bonnet River Park
City	New Braunfels
State	Texas
Zip Code	78130

Amenities

Features	Lakefront, Riverfront, Waterfront
Waterfront Type	Lake Dunlap
Waterfront Footage	98
Water Feature/View	Lake Dunlap

Exterior

Lot Description	0.43
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School Information

District	Comal ISD
Elementary	Goodwin Frazier

Middle	Church Hill
High	Canyon High School

**Additional Information**

Short Term Rental Allowed    no