

# \$1,499,900 - 3316 S Hwy 46, New Braunfels

MLS® #03316

**\$1,499,900**

3 Bedroom, 2 Bathroom, 2,184 sqft

Commercial on 8.2 Acres

N/A, New Braunfels, Texas

Extraordinary opportunity for Commercial, Residential or Ranch use on Lake McQueeney! This stunning 8.2-acre Hill Country property boasts approximately 283 feet of lake frontage and is in a prime location â€” directly off Highway 46 in between New Braunfels and Seguin. No restrictions and NO flooding! This home is NOT located in a flood zone! Surrounded by mature trees and lush green landscape, the picturesque waterfront area includes a concrete boat ramp and a fishing pier. With 283 feet of waterfrontage, there is incredible opportunity to make this area suitable for your needs! In addition to the waterfront offerings this tract has to offer, it also includes numerous other structures and features. This property includes a portion of the 60â€™ entrance road, a 2184 sqft 3 bedroom, 2.5 bath home, numerous outbuildings, a large workshop, and covered RV and boat storage. There are 3 meters (for the house/barn, the well water, and three RV hookups). The house features panoramic Lake McQueeney views from the private sunroom in the ownerâ€™s suite! It also has an open floor plan, two living areas, a utility room with washer and dryer hookups and outside access, and tile floors. There are custom shaker cabinets in the kitchen, stainless steel appliances, tile countertops, and a large kitchen island. The outhouses include a chicken house, hay barn, loafing shed, feed barn, and cattle pens. Magnificent opportunity in the heart of the Hill Country!



Built in 1985

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | 03316       |
| Price          | \$1,499,900 |
| Bedrooms       | 3           |
| Bathrooms      | 2           |
| Half Baths     | 1           |
| Square Footage | 2184        |
| Acres          | 8.20        |
| Year Built     | 1985        |
| Type           | Commercial  |
| Status         | Sold        |

**Community Information**

|             |               |
|-------------|---------------|
| Address     | 3316 S Hwy 46 |
| Subdivision | N/A           |
| City        | New Braunfels |
| State       | Texas         |
| Zip Code    | 78132         |

**Amenities**

|                    |                                                                                   |
|--------------------|-----------------------------------------------------------------------------------|
| Features           | Dishwasher, Family Room, Living Room, Sun Room, Lakefront, Riverfront, Waterfront |
| # of Garages       | 3                                                                                 |
| Waterfront Type    | Lakefront                                                                         |
| Waterfront Footage | 283 Feet                                                                          |
| Water Feature/View | Lake McQueeney, Guadalupe River                                                   |

**Interior**

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

**Exterior**

|                 |     |
|-----------------|-----|
| Lot Description | 8.2 |
| Lot Size        | 8   |

**School Information**

|            |                          |
|------------|--------------------------|
| District   | Comal ISD                |
| Elementary | Clear Springs Elementary |
| Middle     | Canyon Middle School     |

High Canyon High School

**Additional Information**

Short Term Rental Allowed    yes