

\$699,900 - 360 Rio Drive, New Braunfels

MLS® #0360

\$699,900

4 Bedroom, 3 Bathroom, 2,492 sqft

Residential on 0.535 Acres

New Blue Bonnet River Park, New Braunfels, Texas

This amazing home is located on over 105 feet of the Guadalupe River sitting at the top of Lake Dunlap. A true multipurpose waterfront home where you can float the Comal and/or the Guadalupe River and end up at your house. Plus, Jon boat or kayak the entire 7-mile-long lake. The vote passed! We are getting our dam back! See www.lakedunlap.org for more information. This exceptional residence is perched perfectly on glistening Lake Dunlap offering extraordinary views. The towering bald cypress trees lace the improved riverbank featuring a personal boat dock inclusive of two electric boat lifts. Greeting you within the two-story home is a large welcoming foyer. The open concept design allows seamless functionality between the living, dining, and kitchen areas. Copious amounts of natural light flow in from the expansive waterfront windows in the living area highlighting the rich wood of the built-in entertainment system. Adjoining the living space is a generous dining room offering ample space for gatherings while being open to the kitchen which features adequate cabinetry, a walk-in pantry, and expansive countertops. The upper level is all inclusive with two bedrooms and a secondary family area creating an additional space for gathering. The remaining bedrooms, including the Owner's suite, reside on the main level of the home. The Owner's suite is complete with en suite, massive walk-in closet,



and expansive windows allowing natural light to gleam in. Departing from the main level living area, you are invited outdoors to the deck overlooking the lush, manicured lawn and calming waters of Lake Dunlap. Enjoy the warming sunrises on your personal dock as the sun peaks over towards the East.

Built in 1998

Essential Information

MLS® #	0360
Price	\$699,900
Bedrooms	4
Bathrooms	3
Square Footage	2492
Acres	0.54
Year Built	1998
Type	Residential
Status	Sold

Community Information

Address	360 Rio Drive
Subdivision	New Blue Bonnet River Park
City	New Braunfels
State	Texas
Zip Code	78130

Amenities

Features	Dishwasher, Family Room, Living Room, Microwave, Lakefront, Waterfront
# of Garages	1
Waterfront Type	Lakefront
Waterfront Footage	132'
Water Feature/View	Lakefront

Interior

Stories	2
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Exterior

Lot Description 0.535 ac

School Information

District	Comal
Elementary	Goodwin Frasier
Middle	Church Hill
High	Canyon