

\$1,299,900 - 850 State Hwy 46 S, New Braunfels

MLS® #00850

\$1,299,900

4 Bedroom, 4 Bathroom, 2,740 sqft

Residential on 1 Acres

N/A, New Braunfels, Texas

Lake Life on Lake Dunlap! This captivating waterfront property offers a truly extraordinary living experience. This stunning home, (the main home is 2328 sqft and detached quarters is 412 sqft.) nestled on over an acre, presents a picturesque retreat surrounded by nature's splendor. Step onto the property and be instantly enchanted by the 135 feet of Lake Dunlap water frontage, allowing for a direct connection to the serene waters. At this time, water level has been lowered. The construction of the new dam is expected to be complete any day, however the Guadalupe River still runs through. While the lake is down, you can still enjoy kayaking, swimming, jon boating, jet skiing, and even full-sized boating on certain sections of the lake. As you explore the grounds, you can indulge in the tranquility offered by the covered rear porch, where you can unwind and relax while taking in the breathtaking scenery. This inviting space features convenient lighting and two ceiling fans to ensure your comfort during warm summer days. Inside, the property continues to impress with its thoughtfully designed interior that seamlessly blends style and functionality. The living room, open to the dining area, boasts expansive windows that showcase stunning views of Lake Dunlap. Whether you're entertaining guests or simply enjoying a quiet evening, the abundance of natural light and scenic beauty will make every moment memorable. The kitchen is a chef's dream, featuring a quartz center island with



convenient bar seating for casual meals or socializing with friends. Enhancing the culinary experience, the Fisher & Paykel range with its vent hood and smooth cooktop adds a touch of sophistication. The bedrooms in this home have been carefully designed to provide comfort and style. One bedroom offers generous proportions, large walk-in closet and an en-suite bathroom for added privacy. The other bedroom is not only a cozy retreat but also has breathtaking lake views to wake up to each morning. The owner's suite is a true haven, boasting private outdoor access to the back deck, where you can relish the captivating views of Lake Dunlap. This spacious suite features a ceiling fan and an en-suite bathroom complete with a dual vanity, a tiled walk-in shower with a rain shower head, and a linen cabinet. The walk-in closet provides ample storage with its built-in dresser, shelving, and hanging racks. An added bonus to this remarkable property is the detached efficiency apartment with a separate entrance. The fully equipped kitchen, adorned with tile flooring, ensures a comfortable and convenient living experience. The built-in Murphy bed with dresser drawers and shelving maximizes space efficiency. This is a rare opportunity to experience a truly extraordinary lifestyle immersed in the breathtaking surroundings of Lake Dunlap while having the accommodations to invite family & friends to enjoy a day out on the Lake!

Built in 1946

Essential Information

MLS® #	00850
Price	\$1,299,900
Bedrooms	4
Bathrooms	4
Square Footage	2740

Acres	1.00
Year Built	1946
Type	Residential
Status	Sold

Community Information

Address	850 State Hwy 46 S
Subdivision	N/A
City	New Braunfels
State	Texas
Zip Code	78130

Amenities

Features	Dishwasher, Hardwood Floors, Living Room, Lakefront, Riverfront, Waterfront
# of Garages	1
Waterfront Type	Lake Dunlap
Waterfront Footage	89
Water Feature/View	Lake Dunlap

Interior

Stories	1
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Exterior

Lot Description	1
Lot Size	1

School Information

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

Additional Information

Short Term Rental Allowed	no
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