

\$515,000 - 1228 Ervendberg Avenue 202, New Braunfels

MLS® #423997

\$515,000

3 Bedroom, 2.00 Bathroom, 957 sqft
Residential on 2.27 Acres

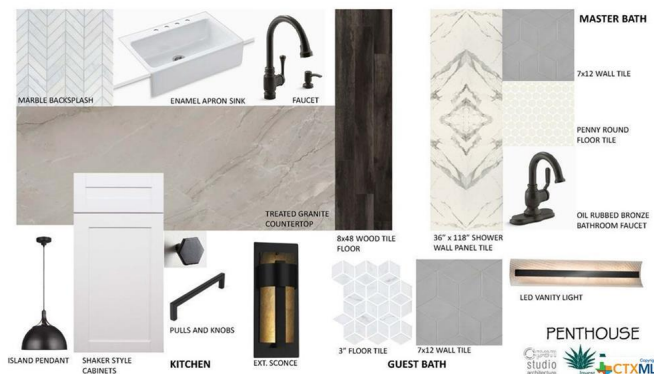
Agave at Gruene Rapids, New Braunfels, Texas

Premier river-front Condos on the Guadalupe Rapids near Historic Gruene. Walking distance to Gruene Historic District with shopping, dining and Texas' oldest Dance Hall; Gruene Hall. Walking distance to river outfitters and private river access. First class condos with 10 single level units and 5 penthouse units. There are only 15 units and the developers are currently accepting pre sale offers. These condo units will sell out quickly. All condos have balconies and high end finishes throughout. Short term rentals are allowed. Easy access with an elevator. The 5 first level units have stair access to the park-like grounds. Refrigerator, washer and dryer are included. Condos expected to be completed in 2021.

Built in 2020

Essential Information

| | |
|----------------|-------------|
| MLS® # | 423997 |
| Price | \$515,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 957 |
| Acres | 2.27 |
| Year Built | 2020 |
| Type | Residential |
| Sub-Type | Condominium |



| | |
|--------|-----------------------------------|
| Style | Contemporary/Modern, Hill Country |
| Status | Pending |

Community Information

| | |
|-------------|----------------------------|
| Address | 1228 Ervendberg Avenue 202 |
| Subdivision | Agave at Gruene Rapids |
| City | New Braunfels |
| County | Comal |
| State | Texas |
| Zip Code | 78130 |

Amenities

| | |
|---------------|--|
| Utilities | Cable Available, High Speed Internet Available |
| Features | Park |
| Parking | Off Street, Parking Pad |
| View | River, Water, Waterfront |
| Is Waterfront | Yes |
| Waterfront | Other |

Interior

| | |
|-------------------|---|
| Interior | Ceramic Tile |
| Interior Features | Living/Dining Room, Open Floorplan |
| Appliances | Dishwasher, Disposal, Electric Range, Microwave, Refrigerator, Some Electric Appliances |
| Heating | Central |
| Cooling | Central Air |
| Fireplaces | None |
| Stories | Three Or More |

Exterior

| | |
|-------------------|--------------|
| Exterior Features | Balcony |
| Roof | Metal |
| Construction | Fiber Cement |
| Foundation | Slab |

School Information

| | |
|----------|-------------------|
| District | New Braunfels ISD |
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Additional Information

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|-------------|-------------------|
| Date Listed | October 9th, 2020 |
|-------------|-------------------|

| | |
|----------------|---------|
| Days on Market | 300 |
| HOA Fees | 350.00 |
| HOA Fees Freq. | Monthly |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | Kuper Sotheby's Intl RTY - NB |
|----------------|-------------------------------|

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