

\$949,000 - 8976 River Road, New Braunfels

MLS® #447829

\$949,000

3 Bedroom, 2.00 Bathroom, 2,250 sqft
Residential on 0.60 Acres

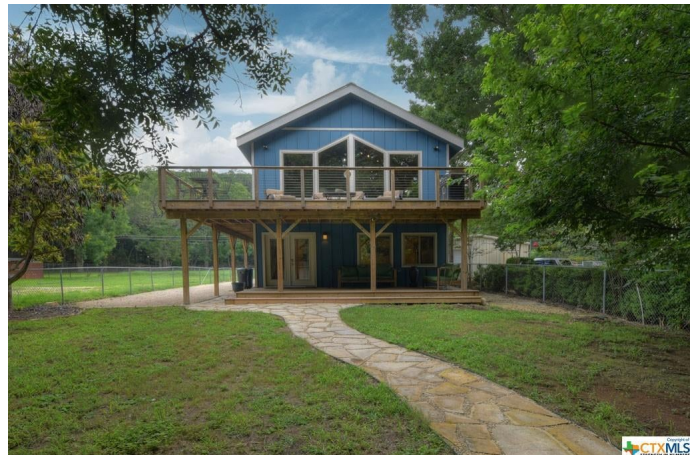
N/A, New Braunfels, Texas

A rebuild from the slab up, including a brick ledge for future stone siding, this unique find is an absolute treasure! It's the perfect place to relax and chill. With a spacious double layered wooden deck, & a shady, river front view, the cares of the world are miles away. Take a stroll down the stone steps to a landing perfect for a fire pit or hot tub as you trek down to enjoy the river. Each of the cozy bedrooms has its own commercial grade ac unit, plus an additional one in the entertainment room. Not to worry, the house boasts low energy costs as it features structural insulated panels, and a private well with whole house filtration system. This multilevel abode has indoor waterfront views, open kitchen and living spaces, a built in desk and additional storage. Also, the shop is ready to be converted into a bunk house for all your guests to enjoy! Now is the time to switch to river time!

Built in 2016

Essential Information

MLS® #	447829
Price	\$949,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,250
Acres	0.60
Year Built	2016



Type	Residential
Sub-Type	Single Family
Style	Other
Status	Pending

Community Information

Address	8976 River Road
Subdivision	N/A
City	New Braunfels
County	Comal
State	Texas
Zip Code	78132

Amenities

Utilities	Cable Available, Electricity Available, High Speed Internet Available
Features	Park
Parking	Garage, Oversized, Detached
# of Garages	2
View	River, Waterfront
Is Waterfront	Yes

Interior

Interior	Vinyl
Interior Features	Attic, Ceiling Fan(s), Window Treatments, Breakfast Area, Kitchen Island, Pantry, Carbon Monoxide Detector
Appliances	Dishwasher, Electric Range, Electric Water Heater, Disposal, Microwave, Plumbed For Ice Maker, Refrigerator, Some Electric Appliances, Built-In Oven, Range, Water Softener Owned
Heating	Central, Other, See Remarks, Zoned
Cooling	Electric, Other, See Remarks, Zoned
Fireplaces	None
# of Stories	2
Stories	Two

Exterior

Exterior Features	Deck, Patio, Storage
Windows	Window Treatments, Double Pane Windows
Roof	Metal
Construction	Fiber Cement

Foundation	Slab
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School Information

District	New Braunfels ISD
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Additional Information

Date Listed	August 10th, 2021
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Days on Market	8
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HOA Fees	0.00
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Listing Details

Listing Office	Keller Williams Heritage
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