

# \$599,950 - 1247 Gruene Road 306, New Braunfels

MLS® #450928

## \$599,950

3 Bedroom, 2.00 Bathroom, 1,030 sqft  
Residential on 1.61 Acres

Village Gruenethe, New Braunfels, Texas

Rare opportunity in the middle of Historic Gruene, Texas! Fully furnished 3/2 condo with exceptional views across the Texas Hill Country, Guadalupe River, and stunning sunsets. Just steps away from the "oldest dancehall" in Texas - Gruene Hall, Gristmill, shops, wineries, and tubing. The master bedroom features French doors out onto the covered balcony overlooking the river. Vacation management company in place. If you've ever wanted to be IN Gruene, this is the one for you!

Built in 2008

## Essential Information

MLS® #	450928
Price	\$599,950
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,030
Acres	1.61
Year Built	2008
Type	Residential
Sub-Type	Condominium
Status	Active

## Community Information

Address	1247 Gruene Road 306
Subdivision	Village Gruenethe



City	New Braunfels
County	Comal
State	Texas
Zip Code	78130

### **Amenities**

Features	Barbecue, Community Pool, Elevator
View	River, Water, Waterfront
Is Waterfront	Yes
Waterfront	Other

### **Interior**

Interior	Tile
Interior Features	Ceiling Fan(s), Tub Shower
Appliances	Dishwasher, Electric Cooktop, Electric Water Heater, Refrigerator, Some Electric Appliances, Microwave, Range, Dryer, Washer
Heating	Central
Cooling	Central Air, 1 Unit
Fireplaces	None, Fire Pit
Stories	Three Or More

### **Exterior**

Exterior Features	Rain Gutters, Balcony, Elevator, Fire Pit
Roof	Flat, Tar/Gravel
Construction	Brick, Stucco
Foundation	Slab

### **School Information**

District	Comal ISD
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### **Additional Information**

Date Listed	September 7th, 2021
Days on Market	7
HOA Fees	370.00
HOA Fees Freq.	Monthly

### **Listing Details**

Listing Office	Craig Real Estate
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