

# \$995,000 - 2070 Ponderosa Drive, New Braunfels

MLS® #554125

## \$995,000

2 Bedroom, 1.00 Bathroom, 944 sqft  
Residential on 0.31 Acres

Christensen Scenic River Prop, New Braunfels, Texas

Located just outside of Sattler, Texas, 2070 Ponderosa offers easy access to both Austin & San Antonio within an hour. To add, the property is a mere 30-minute drive from all the fun that New Braunfels has to offer. If you are looking for fun a little closer, the acclaimed Whitewater Amphitheater is just 10 min down the road, with world-class musical acts booked regularly. The home sits on some of the best Guadalupe River frontage imaginable. With live flowing water and swimmable deeper water just up & downstream of the lot, it is perfect for almost every river activity. This specific section of the river is stocked each year by Texas Parks & Wildlife with trout, and any angler would surely love the opportunity to catch. Elevated up from the river, the house sits overlooking the beautiful lawn covered with heritage trees & the tranquil sounds of the river. With two bedrooms and one bath, the home makes the most of its size by offering sleeping accommodation for at least 10 people. This is the perfect river retreat, blending an amazing location, amenities, and more. The owners also have a lot across the street for sale that offers over an additional acre of development land.

Built in 1967

## Essential Information

MLS® #	554125
Price	\$995,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	944
Acres	0.31
Year Built	1967
Type	Residential
Sub-Type	Single Family
Style	Craftsman, Hill Country
Status	Active

### **Community Information**

Address	2070 Ponderosa Drive
Subdivision	Christensen Scenic River Prop
City	New Braunfels
County	Comal
State	Texas
Zip Code	78132

### **Amenities**

Utilities	Electricity Available
Features	None
View	River, Water, Waterfront, Water Access
Is Waterfront	Yes
Waterfront	Water Access, Other

### **Interior**

Interior	Linoleum
Appliances	Electric Range, Electric Water Heater, Refrigerator
Heating	Window Unit
Cooling	Wall/Window Unit(s)
Fireplaces	None
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Patio
Roof	Composition, Shingle
Construction	Frame

Foundation            Slab

### **School Information**

District                Comal ISD

### **Additional Information**

Date Listed            August 16th, 2024

### **Listing Details**

Listing Office         Keller Williams Realty

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