

\$450,000 - 2165 Gabriels Place 1103, New Braunfels

MLS® #571431

\$450,000

1 Bedroom, 1.00 Bathroom, 861 sqft
Residential on 1.68 Acres

N/A, New Braunfels, Texas

Seize this unique opportunity to own a versatile live/work unit in the sought-after Mercer complex, nestled in the vibrant Freiheit Village of New Braunfels. Designed for both entrepreneurs and homeowners, this unit features a dedicated storefront with a separate entrance that is perfect for a small business, office, or creative studio, while maintaining a private owner's suite with its own secure entrance. Inside, you'll find a spacious 1 bedroom, 1 bath layout with an open concept design, high ceilings, and abundant natural light from expansive windows. The modern full kitchen offers sleek finishes and ample storage.

Located in a prime area, this property offers excellent visibility and is just minutes from Creekside, Resolute Health, shopping, dining, and major retail hubs. Plus, with new residential developments rapidly expanding in the area, there is the benefit of growing exposure and foot traffic. As part of The Mercer, you'll enjoy resort-style amenities, including a sparkling pool, outdoor entertaining areas, lounge spaces, and a dog park creating a perfect blend of convenience and luxury.

Built in 2023

Essential Information

MLS® #	571431
Price	\$450,000



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	861
Acres	1.68
Year Built	2023
Type	Residential
Sub-Type	Condominium
Style	Contemporary/Modern
Status	Active

Community Information

Address	2165 Gabriels Place 1103
Subdivision	N/A
City	New Braunfels
County	Comal
State	Texas
Zip Code	78130

Amenities

Utilities	Cable Available, Electricity Available, High Speed Internet Available, Trash Collection Public, Underground Utilities
Features	Barbecue, Dog Park, Park, Trails/Paths, Community Pool
View	None

Interior

Interior	Tile, Vinyl
Appliances	Dishwasher, Electric Range, Electric Water Heater, Some Electric Appliances, Microwave, Range
Heating	Central, Electric
Cooling	Central Air, Electric, OneUnit
Fireplaces	None
# of Stories	1
Stories	One

Exterior

Exterior Features	Covered Patio
Windows	Double Pane Windows
Roof	Other, See Remarks

Construction	Brick
Foundation	Slab

School Information

District	Comal ISD
Elementary	Freiheit Elementary
Middle	Canyon Middle School
High	Canyon High School

Additional Information

Date Listed	March 7th, 2025
Days on Market	173
HOA Fees	340
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Kuper Sotheby's Intl RTY - NB
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