

# \$499,000 - 1228 Ervendberg Ave #201, New Braunfels

MLS® #1474755

**\$499,000**

3 Bedroom, 2.00 Bathroom, 960 sqft  
Condominium

N/A, New Braunfels, TX

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® #	1474755
Price	\$499,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	960
Year Built	2020
Type	Condominium
Sub-Type	Low-Rise (1-3 Stories)
Status	Pending



1 ENLARGED PLAN - STANDARD UNIT PLAN

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## Community Information

Address	1228 Ervendberg Ave #201
Subdivision	N/A
City	New Braunfels
County	Comal
State	TX
Zip Code	78130-3314

## Amenities

Amenities	Elevator, Guadalupe River, Mature Trees (ext feat), Waterfront Access, On Waterfront
Is Waterfront	Yes

## Interior

Interior Features	One Living Area, Cable TV Available, Living/Dining Combo, Laundry in Closet, Open Floor Plan, Utility Area Inside
Appliances	Disposal, Dishwasher, Refrigerator, Stacked W/D Connection, Stove/Range
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	4
Stories	4

## Exterior

Exterior	Siding
Exterior Features	Deck/Balcony
Roof	Metal
Construction	New
Foundation	Slab

## School Information

District	New Braunfels ISD
Elementary	Call District
Middle	Call District
High	Call District

## Listing Details

Listing Office	Kuper Sotheby's Int'l Realty
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