

# \$799,000 - 906 River Rock, New Braunfels

MLS® #1548875

**\$799,000**

2 Bedroom, 2.00 Bathroom, 1,687 sqft  
Residential on 0.75 Acres

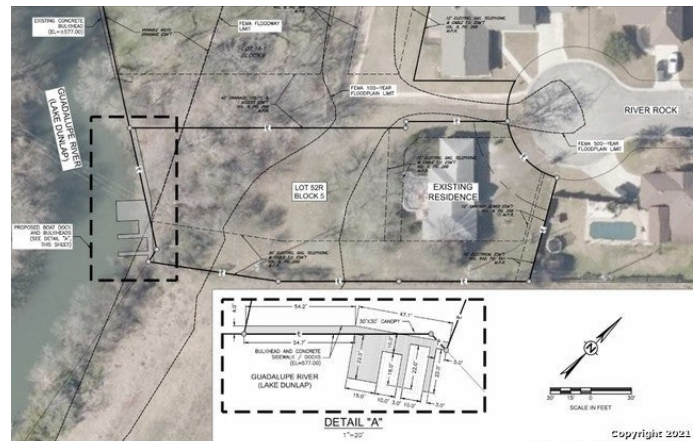
RIVER TREE, New Braunfels, TX

Amazing opportunity to own a Guadalupe Riverfront Lakefront (Lake Dunlap) Property! This house is located in the Highly sought after neighborhood of River Tree. Conveniently located only about 1 mile from IH35 in New Braunfels Tx. With over 3/4 of an acre and over 100' of water frontage to include, Large Cypress trees this property is nestled just right in the corner of the culdesac. The Beautiful home has a large driveway and is 2 bedrooms 2 full baths with an open floor plan. Lots of windows and High Ceilings really make it feel nice and spacious! The Lot boast enough room to build your Dream home and plenty of water frontage to have your own observation deck, dock, boat lifts, and boat house! In the meantime its going to be hard to find a better privately gated park, boat ramp, sand beach, docks, access to the water, and entertaining area!

Built in 1996

## Essential Information

MLS® #	1548875
Price	\$799,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,687
Acres	0.75
Year Built	1996



Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

### Community Information

Address	906 River Rock
Subdivision	RIVER TREE
City	New Braunfels
County	Comal
State	TX
Zip Code	78130-2405

### Amenities

Amenities	Waterfront Access, Pool, Tennis, Clubhouse, Park/Playground, Lake/River Park, Boat Ramp, Fishing Pier, Boat Dock
Parking	Two Car Garage
Is Waterfront	Yes
Pool	None

### Interior

Interior	One Living Area, Liv/Din Combo, Separate Dining Room, Eat-In Kitchen, Island Kitchen, High Ceilings, Open Floor Plan, Laundry Main Level, Walk in Closets
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1
Stories	1

### Exterior

Exterior	Brick
Exterior Features	Covered Patio, Deck/Balcony, Partial Fence, Sprinkler System, Double Pane Windows, Mature Trees, Water Front Improved, Water Front Unimproved
Lot Description	County Vlew, 1/2-1 Acre, Mature Trees (ext feat), Guadalupe River, Lake Dunlap, Lakefront, Riverfront, Water View, Water Access, On Waterfront
Roof	Composition

Construction	Pre-Owned
Foundation	Slab

### **School Information**

District	Comal ISD
Middle	Church Hill
High	Canyon

### **Listing Details**

Listing Office	Help-U-Sell Hill Country
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