

\$870,000 - 1228 Ervendberg Ave 301, New Braunfels

MLS® #1472303

\$870,000

4 Bedroom, 4.00 Bathroom, 1,901 sqft
Condo/Townhome

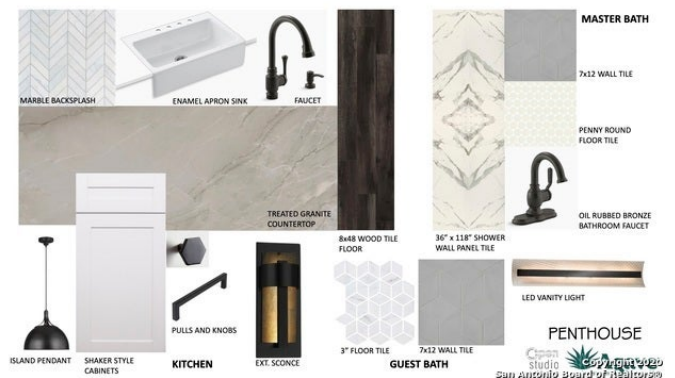
N/A, New Braunfels, TX

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® #	1472303
Price	\$870,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,901
Year Built	2020
Type	Condo/Townhome
Sub-Type	Mid-Rise (4-7 Stories)



Status	Active
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Community Information

Address	1228 Ervendberg Ave 301
Area	2616
Subdivision	N/A
City	New Braunfels
County	Comal
State	TX
Zip Code	78130-3314

Amenities

Amenities	BBQ/Picnic Area, Elevator, Guadalupe River, Mature Trees (ext feat), Waterfront Access, On Waterfront
View	Guadalupe River
Is Waterfront	Yes

Interior

Interior Features	1st Floort Level/No Steps, One Living Area, Breakfast Bar, Cable TV Available, Laundry in Closet, Open Floor Plan, Utility Area Inside, Walk In Closets
Appliances	Ceiling Fans, Disposal, Dishwasher, Electric Water Heater, High Speed Internet Acces, Refrigerator, Stacked W/D Connection, Stacked Washer/Dryer, Stove/Range
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	4.0
Stories	4

Exterior

Exterior	Siding
Exterior Features	Double Pane Windows, Deck/Balcony, Mature Trees
Roof	Metal
Construction	New
Foundation	Slab

School Information

District	New Braunfels
Elementary	Call District

Middle	Oak Run School
High	New Braunfel

Additional Information

Date Listed	July 23rd, 2020
Days on Market	298
HOA Fees	660.00
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Kuper Sotheby's Int'l Realty
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