

\$1,275,000 - 175 Herber, New Braunfels

MLS® #1631452

\$1,275,000

4 Bedroom, 3.00 Bathroom, 4,005 sqft
Residential on 8.85 Acres

Herber Estates, New Braunfels, TX

Hear Ye! Hear Ye! Come take a look at this awesome Renaissance Themed residence that is being utilized as a weekend wedding venue! The architecture and views are spectacular! The moment you walk thru the front doors, you feel like you're walking thru a Medieval Castle! Beautiful stained concrete floors and custom woodwork throughout. There is a spiral staircase that leads you to the second floor. You can also get there from a spiral staircase near the library. Beautiful high ceilings and an open floor plan. You'll love the different gathering rooms and sleeping quarters. Would make an amazing Bed & Breakfast or short term rental. There are 8.85 acres that lend itself to future buildings as well, to create a larger venue. There is separate living quarters on the property, a large workshop with air conditioned office and a huge barn that can be expanded. Wonderful Commercial Potential, with Easement access on IH-35, that makes it very convenient to get to major shopping nearby. It is currently one wide lane. There is potential to double it in width once the new water main is installed. Ask me for details. Additional property for sale next door if you need or want additional land. Outside City Limits

Built in 1991

Essential Information

MLS® # 1631452



Price	\$1,275,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	4,005
Acres	8.85
Year Built	1991
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Active

Community Information

Address	175 Herber
Area	2618
Subdivision	Herber Estates
City	New Braunfels
County	Comal
State	TX
Zip Code	78130

Amenities

Amenities	None
Parking	None/Not Applicable
Pool	None

Interior

Interior	1st Floor Lvl/No Steps, Two Eating Areas, Two Living Area, Three Living Area, Breakfast Bar, Cable TV Available, Eat-In Kitchen, Game Room, High Ceilings, High Speed Internet, Island Kitchen, Liv/Din Combo, Laundry Lower Level, Laundry Main Level, Laundry Room, Loft, Open Floor Plan, Secondary Bedroom Down, Study/Library, Utility Room Inside, Walk in Closets, Walk-In Pantry
Appliances	Built-In Oven, Chandelier, Cook Top, Ceiling Fans, Dryer Connection, Dishwasher, Microwave Oven, Refrigerator, Washer Connection
Heating	Central
Cooling	Three+ Central
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Master Bedroom, One, Wood Burning
# of Stories	2.0
Stories	2

Exterior

Exterior	Stucco
Exterior Features	Additional Dwelling, Covered Patio, Decorative Bars, Deck/Balcony, Horse Stalls/Barn, Patio Slab, Storage Building/Shed, Mature Trees, Workshop
Lot Description	5 - 14 Acres, Ag Exempt, Bluff View, County View, Gently Rolling, Horses Allowed, Irregular, Level, Mature Trees (ext feat), Partially Wooded, Secluded
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Freiheit
Middle	Canyon
High	Canyon

Additional Information

Date Listed	August 16th, 2022
Days on Market	643
HOA Fees	0.00

Listing Details

Listing Office	Keller Williams Heritage
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