

# \$545,000 - 465 S Guenther Ave, New Braunfels

MLS® #1694138

## \$545,000

2 Bedroom, 2.00 Bathroom, 1,460 sqft  
Residential on 0.25 Acres

CITY BLOCK 4059, New Braunfels, TX

A classic Downtown New Braunfels home boasting R3 zoning that has been meticulously maintained! With its solid construction and great potential, this two-bedroom residence offers a unique opportunity to create the home and property of your dreams with the R3 allowing for usage that most will not, including multi-family (please see R3 definition in listing docs or request from listing agent). Situated on a generous lot, this property is full of timeless charm and character. Step inside, and you'll discover a home with great bones and endless possibilities. The spacious living room greets you with its warm and inviting atmosphere, featuring hardwood floors, and multiple windows that bathe the space in natural light. The kitchen offers ample potential with plenty of cabinet space, built-in appliances, and a gorgeous tiled floor. The two oversized bedrooms in this home provide comfortable living spaces with large closets not found in many older homes. One of the standout features of this property is its incredible proximity to iconic Downtown New Braunfels (1 min), Schlitterbahn (2 min), Tube Chute (3 min) and gorgeous Landa Park (3 min). Enjoy the convenience of being just minutes away from the vibrant shops, restaurants, and entertainment options that the city has to offer. Whether you're exploring the local boutiques, sampling delicious cuisine, or attending community events/attractions, you'll relish the dynamic lifestyle this location offers. In addition to its fantastic location, this property's



R3 zoning provides versatility for future use. Whether you choose to enhance the existing home, build an additional dwelling, or explore other possibilities, the zoning opens up a world of potential. Don't miss the opportunity to transform this home into a personalized sanctuary that reflects your unique style and vision in the heart of New Braunfels!

Built in 1936

**Essential Information**

MLS® #	1694138
Price	\$545,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,460
Acres	0.25
Year Built	1936
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Traditional
Status	Active

**Community Information**

Address	465 S Guenther Ave
Area	2623
Subdivision	CITY BLOCK 4059
City	New Braunfels
County	Comal
State	TX
Zip Code	78130-5640

**Amenities**

Amenities	None
Parking	Two Car Garage, Detached, Rear Entry
Pool	None

## Interior

Interior	One Living Area, Attic - Partially Floored, Attic - Pull Down Stairs, Cable TV Available, Eat-In Kitchen, High Speed Internet, Laundry in Kitchen, Walk-In Pantry
Appliances	Built-In Oven, City Garbage service, Cook Top, Ceiling Fans, Dryer Connection, Solid Counter Tops, Stove/Range, Washer Connection
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

## Exterior

Exterior	Siding
Exterior Features	Chain Link Fence, Partial Fence
Lot Description	Mature Trees (ext feat)
Roof	Composition
Construction	Pre-Owned
Foundation	Other

## School Information

District	New Braunfels
Elementary	Carl Schurz Ele
Middle	Oak Run School
High	New Braunfel

## Additional Information

Date Listed	June 8th, 2023
Days on Market	342
HOA Fees	0.00

## Listing Details

Listing Office	Keller Williams Heritage
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