

\$975,000 - Ervendberg Ave, New Braunfels

MLS® #1799035

\$975,000

Bedroom, Bathroom,
Land on 1.00 Acres

OUT/COMAL, New Braunfels, TX

Come see this beautiful 1 acre lot on the Guadalupe river, close to Gruene, which includes an upper area for home building, and a large recreational area below on the Guadalupe River. As you enter the property, you are guided by large oak trees into the entrance. Also available for sale are lots numbers 72038 and 72039. The riverfront section of the property includes 117 feet of water front area on the Guadalupe River, a huge area for camping, and get togethers. Do not miss this rare opportunity on this beautiful river access lot, covered with large oak trees, great river access, and a terrific spot for home site building opportunities. This lot is zoned R-2. This lot is Cad number 72037. The county ID for this lot is 700002003300. The county number is 70000200380. This lot is one of three lots for sale. This lot is .99 acre, total lots together are 2.94 acres. Aerial photo shows this lot as lot 1.



Essential Information

MLS® #	1799035
Price	\$975,000
Acres	1.00
Type	Land
Sub-Type	Residential Lot
Status	Active

Community Information

Address	Ervendberg Ave
Area	2616
Subdivision	OUT/COMAL
City	New Braunfels
County	Comal
State	TX
Zip Code	78130

Amenities

Amenities	Stream/River
Utilities	None
View	Guadalupe River
Is Waterfront	Yes

Exterior

Lot Description	Wooded, Partial Cleared
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School Information

District	New Braunfels
Elementary	Lamar
Middle	Oak Run School
High	New Braunfel

Additional Information

Date Listed	August 6th, 2024
Days on Market	387
Zoning	R-2

Listing Details

Listing Agent	Cynthia Ross-goodwin
Listing Office	JB Goodwin, REALTORS

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