

\$875,000 - 1283 State Highway 46, New Braunfels

MLS® #1807533

\$875,000

3 Bedroom, 3.00 Bathroom, 3,826 sqft
Residential on 2.56 Acres

ESNAURIZAR A M, New Braunfels, TX

Being inside New Braunfels city limits and bordering other commercial property on Hwy 46, It seems reasonable that a commercial designation could be obtained for the subject property. This property has 3 significant structures with a gross square footage of 6,921 sq ft. The main house is 3800 square feet of air conditioned space (3 bedroom, 2.5 bath) and 1,121 sq ft of an oversized attached 3 car garage. The house is 2 stories, but the second floor is a one room climate controlled storage space. There is access from both the inside and the outside of the house to the second floor. The main floor has an enormous open space with living, dining, kitchen and more. All this space is very conducive to commercial use. The shop building is 2,000 sq ft on slab with metal roof and walls and is insulated. The shop also has an office area with bathroom and overhead doors. The 3rd building is a nice cabin of 576 square feet. It's fully finished out with a one bed and bath apartment arrangement. Much of the property is fenced and cross fenced with a metal electric gate entrance. This is a very clean property with a lot to offer for multiple uses. Be creative!!

Built in 2001

Essential Information

MLS® #	1807533
Price	\$875,000



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,826
Acres	2.56
Year Built	2001
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Active

Community Information

Address	1283 State Highway 46
Area	2707
Subdivision	ESNAURIZAR A M
City	New Braunfels
County	Guadalupe
State	TX
Zip Code	78130-2718

Amenities

Amenities	None
Parking	Attached, Oversized, Side Entry
Pool	None

Interior

Interior	One Living Area, Island Kitchen, Breakfast Bar, Study/Library, Utility Room Inside, Open Floor Plan, High Speed Internet, Laundry Room, Walk in Closets, All Bedrooms Downstairs
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Built-In Oven, Refrigerator, Dishwasher, Ice Maker Connection, Smoke Alarm, Electric Water Heater, Garage Door Opener, Solid Counter Tops, City Garbage service
Heating	Central
Cooling	Two Central
Fireplaces	Not Applicable
# of Stories	2.0
Stories	2

Exterior

Exterior	Stone/Rock, 4 Sides Masonry
Exterior Features	Covered Patio, Double Pane Windows, Mature Trees, Additional Dwelling, Chain Link Fence, Cross Fenced, Detached Quarters, Ranch Fence
Lot Description	Mature Trees (ext feat), 2 - 5 Acres, Creek - Seasonal
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Middle	Canyon
High	Canyon

Additional Information

Date Listed	September 9th, 2024
Days on Market	421
HOA Fees	0.00

Listing Details

Listing Agent	Toya Ohlrich
Listing Office	BHHS Don Johnson REALTORS - NB

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