

# \$975,000 - 6780 River Rd, New Braunfels

MLS® #1838604

## \$975,000

Bedroom, Bathroom, 1,472 sqft  
Multi-Family (2-8 Units) on 0.10 Acres

River Cliff Estates, New Braunfels, TX

This stunning, riverfront duplex offers the ultimate getaway experience, featuring spacious 3-bedroom, 1-bath units on each side with breathtaking views of the Guadalupe River. The open-concept living area is bathed in natural light thanks to expansive windows, allowing guests to take in the beauty of the river and surrounding nature. The third bedroom is a charming loft, perfect for extra sleeping space or an escape to relax and unwind. Step outside onto the large deck, ideal for enjoying sunsets, sunrises, or grilling with family and friends. The covered patio with a dining table is perfect for outdoor meals, whether you're enjoying a peaceful morning coffee or dining under the stars. Fully turnkey and ready for short-term rental, this duplex is an incredible opportunity for investors or those seeking a vacation retreat. With plenty of room for groups, families, or couples, the property offers both privacy and access to all the fun the Guadalupe River has to offer. Annual income and operating expenses available upon request.

Built in 2005

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 1838604   |
| Price          | \$975,000 |
| Square Footage | 1,472     |
| Acres          | 0.10      |



|            |                          |
|------------|--------------------------|
| Year Built | 2005                     |
| Type       | Multi-Family (2-8 Units) |
| Sub-Type   | Two Story                |
| Status     | Active                   |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 6780 River Rd       |
| Area        | 2616                |
| Subdivision | River Cliff Estates |
| City        | New Braunfels       |
| County      | Comal               |
| State       | TX                  |
| Zip Code    | 78132-3116          |

### Amenities

|      |                 |
|------|-----------------|
| View | Guadalupe River |
|------|-----------------|

### Interior

|         |             |
|---------|-------------|
| Heating | Central     |
| Cooling | Two Central |

### Exterior

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Cement Fiber                                                                                                                                                   |
| Exterior Features | Cable TV Available, Common Utility Room, Double Pane Windows, Guadalupe River, Improved Water Front, Sloping, Mature Trees, Water Access, Water Front Improved |
| Roof              | Metal                                                                                                                                                          |
| Construction      | Pre-Owned                                                                                                                                                      |

### School Information

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

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 31st, 2025 |
| Days on Market | 271                |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Agent  | Jill Christian               |
| Listing Office | Kuper Sotheby's Int'l Realty |

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