

\$1,675,000 - 101 E Edgewater Ter, New Braunfels

MLS® #1842095

\$1,675,000

3 Bedroom, 3.00 Bathroom, 2,128 sqft
Residential on 0.26 Acres

CITY BLOCK 5113, New Braunfels, TX

Tucked along one of the deepest and most private stretches of the Comal River, this quintessential and rare waterfront property offers unmatched serenity and quiet in the heart of Downtown New Braunfels with minimal river tourist traffic. A wall of windows in the expansive living and dining area frames breathtaking water views, filling the space with natural light and creating a seamless connection to the tranquil surroundings. The kitchen, thoughtfully designed for both functionality and style, boasts a walk-in pantry, offering ample storage for all your culinary needs. Its proximity to the oversized utility room-which includes a sink, extra storage, and space for an additional refrigerator or freezer-adds to the home's convenience. The downstairs primary suite offers multiple closets and an ensuite bath, while an additional guest bath features a walk-in shower. Upstairs, two bedrooms also enjoy scenic river views, along with a third full bath. The space offers flexibility to be reimaged-convert it into a one-bedroom suite, game area, or a multipurpose retreat to fit your needs. Outside, mature pecan and oak trees provide ample shade over the side patio with easy water access as your backyard is the river. The property's corner lot not only provides additional privacy and space but also features a large front area that could be transformed into an additional build site for another home or recreational building. Notable features include a standing-seam metal roof, recently replaced A/C units (2020), a large



water heater, and a two-car garage, all adding lasting durability and efficiency. The central heating system and water heater are powered by efficient natural gas, ensuring quick and effective heating throughout the home. Tile flooring throughout the main level provides easy maintenance, and the open layout is ideal for entertaining. Located just minutes from Landa Park, Comal Nature Park, Wurstfest Hall, Landa Park Golf Course, and Downtown New Braunfels, this home offers the perfect blend of privacy and convenience. With easy access to Loop 337 and Highway 46, schools, shopping, and medical facilities are all within a short drive. Secure this rare opportunity to own a one-of-a-kind property that offers a lifestyle like no other!

Built in 1974

Essential Information

MLS® #	1842095
Price	\$1,675,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,128
Acres	0.26
Year Built	1974
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Traditional
Status	Active

Community Information

Address	101 E Edgewater Ter
Area	2621
Subdivision	CITY BLOCK 5113
City	New Braunfels
County	Comal

State	TX
Zip Code	78130-4005

Amenities

Amenities	Lake/River Park, Other - See Remarks, Waterfront Access
Parking	Two Car Garage, Attached
View	Comal River
Is Waterfront	Yes
Pool	None

Interior

Interior	One Living Area, Liv/Din Combo, Walk-In Pantry, Loft, Utility Room Inside, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Room, Walk in Closets
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, Disposal, Smoke Alarm, Gas Water Heater, Garage Door Opener, Solid Counter Tops, Custom Cabinets, City Garbage service
Heating	Central, 2 Units, Zoned
Cooling	Two Central, Zoned
Fireplaces	Not Applicable
# of Stories	2.0
Stories	2

Exterior

Exterior	Stucco
Exterior Features	Patio Slab, Wrought Iron Fence, Double Pane Windows, Has Gutters, Mature Trees, Chain Link Fence, Water Front Improved
Lot Description	Corner, 1/4 - 1/2 Acre, Mature Trees (ext feat), Cul-de-Sac/Dead End, Comal River, Improved Water Front, Other Water Access - See Remarks, Riverfront, Secluded, Water View, Water Access, On Waterfront
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

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

Additional Information

Date Listed	February 13th, 2025
Days on Market	264
HOA Fees	0.00

Listing Details

Listing Agent	William Smith
Listing Office	Keller Williams Heritage

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