

\$949,900 - 1121 Gruene A, New Braunfels

MLS® #1871284

\$949,900

3 Bedroom, 3.00 Bathroom, 1,900 sqft
Residential on 0.17 Acres

RIVER BLUFF ESTATES, New Braunfels, TX

**** 1% BACK LENDER CONCESSIONS**

USING OUR PREFERRED LENDER**

Experience the Perfect Blend of Modern Luxury and Hill Country Legacy. Discover this beautifully designed townhome located steps from the Guadalupe River and the iconic Gruene Hall in the heart of New Braunfels. This residence offers a unique opportunity to embrace Hill Country charm, modern convenience, and the rich legacy of Gruene Historic District—a destination that draws millions of visitors annually. The striking exterior features a seamless combination of stone and stucco, complemented by a barn-style garage door and a private glass-panel entry. Inside, the open-concept layout is filled with natural light, thanks to high ceilings and expansive windows that frame peaceful views of mature trees and the nearby river. The modern kitchen flows effortlessly into the living and dining areas, creating an inviting space for entertaining or relaxing after a day exploring historic Gruene's boutique shopping, legendary music venues, and scenic tubing routes. Each unit offers generous storage, a spacious driveway, and low-maintenance luxury finishes—perfect for a full-time residence, a short-term rental investment, or a weekend getaway. Enjoy the best of Hill Country living just minutes from downtown Gruene and New Braunfels. Key Features: * Steps from the Guadalupe River and Gruene Hall * Modern stone and stucco exterior with barn-style garage *



Open-concept living with high ceilings and abundant natural light * Spacious kitchen, living, and dining areas-ideal for entertaining

* Generous storage and driveway space

* Low-maintenance luxury finishes for easy living * Minutes from shopping, dining, tubing, and live music in Gruene Historic District Don't miss this rare opportunity to own a slice of New Braunfels' history-where modern luxury meets timeless Hill Country charm.

Built in 2024

Essential Information

MLS® #	1871284
Price	\$949,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,900
Acres	0.17
Year Built	2024
Type	Residential
Sub-Type	Townhome
Style	Two Story
Status	Active

Community Information

Address	1121 Gruene A
Area	2616
Subdivision	RIVER BLUFF ESTATES
City	New Braunfels
County	Comal
State	TX
Zip Code	78130

Amenities

Amenities	Waterfront Access, BBQ/Grill, Other - See Remarks
Parking	One Car Garage, Detached

Pool	None
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Interior

Interior	Two Living Area, Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Game Room, Utility Room Inside, Secondary Bedroom Down, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Lower Level, Laundry Room, Walk in Closets, Attic - Pull Down Stairs, Attic - Permanent Stairs
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Washer, Dryer, Stacked Washer/Dryer, Cook Top, Self-Cleaning Oven, Stove/Range, Refrigerator, Disposal, Dishwasher, Smoke Alarm, Electric Water Heater, Garage Door Opener, Carbon Monoxide Detector, City Garbage service
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	2.0
Stories	2

Exterior

Exterior	Stone/Rock, Wood, Stucco
Exterior Features	Deck/Balcony, Double Pane Windows, Mature Trees, Water Front Improved
Lot Description	Bluff View, Riverfront, Water View, Lakefront
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Hoffman Lane
Middle	Church Hill
High	Canyon

Additional Information

Date Listed	May 30th, 2025
Days on Market	152
HOA Fees	1200.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent Evelyn Ycaza

Listing Office DHS Realty

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