

# \$949,900 - 1121 Gruene B, New Braunfels

MLS® #1871658

**\$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® #         | 1871658                |
| 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, Traditional |
| Status         | Active                 |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 1121 Gruene B       |
| Area        | 2616                |
| Subdivision | River Bluff estates |
| City        | New Braunfels       |
| County      | Comal               |
| State       | TX                  |
| Zip Code    | 78130               |

**Amenities**

|           |                                                                    |
|-----------|--------------------------------------------------------------------|
| Amenities | Waterfront Access, BBQ/Grill, Lake/River Park, Other - See Remarks |
| Parking   | One Car Garage                                                     |

|      |      |
|------|------|
| Pool | None |
|------|------|

## Interior

|          |                                                                                                                                                                                                                                                                                                                  |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior | Two Living Area, Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Walk-In Pantry, Game Room, Loft, Utility Room Inside, All Bedrooms Upstairs, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Room, Walk in Closets, Attic - Pull Down Stairs |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|            |                                                                                                                                                                                                                                                    |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances | Ceiling Fans, Washer Connection, Dryer Connection, Washer, Dryer, Stacked Washer/Dryer, Cook Top, Microwave Oven, Refrigerator, 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 | Gas Grill, Deck/Balcony, Double Pane Windows, Mature Trees, Water Front Improved |
|-------------------|----------------------------------------------------------------------------------|

|      |       |
|------|-------|
| 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 | 151 |
|----------------|-----|

|          |         |
|----------|---------|
| HOA Fees | 1200.00 |
|----------|---------|

|                |          |
|----------------|----------|
| HOA Fees Freq. | Annually |
|----------------|----------|

## Listing Details

|               |              |
|---------------|--------------|
| Listing Agent | Evelyn Ycaza |
|---------------|--------------|

Listing Office

DHS Realty

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