

\$1,100,000 - 325 & 337 Fair, New Braunfels

MLS® #1873461

\$1,100,000

3 Bedroom, 3.00 Bathroom, 2,044 sqft

Residential on 0.71 Acres

SUMMERWOOD, New Braunfels, TX

Discover your own slice of paradise along the beautiful Guadalupe River in this stylish three-story home situated on two river front lots. The main level offers an oversized three-car garage, while the second story unveils the premier residential suite. Here, you'll find a welcoming covered front porch, a formal dining area, and a front office with elegant French doors. Relax and unwind in the spacious living room, seamlessly connected to the island kitchen and an enclosed balcony that offers serene views of the meticulously landscaped backyard. Also on this main residential floor, the primary bedroom suite boasts vaulted ceilings and a charming barn-style sliding door that leads to a private bathroom oasis featuring a walk-in shower. The third floor provides two additional bedrooms with a convenient Jack and Jill bathroom. Step outside to your backyard paradise, where a stone tile walkway guides you to a cozy firepit overlooking the river - perfect for evenings under the stars. As a resident of Summerwood, you'll also enjoy exclusive access to neighborhood amenities including a tennis court, scenic walkways, and a picnic dock with direct river views.

Built in 2001

Essential Information

MLS® #	1873461
Price	\$1,100,000



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,044
Acres	0.71
Year Built	2001
Type	Residential
Sub-Type	Single Family Detached
Style	Traditional, 3 or More, Split Level
Status	Active

Community Information

Address	325 & 337 Fair
Area	2620
Subdivision	SUMMERWOOD
City	New Braunfels
County	Comal
State	TX
Zip Code	78130

Amenities

Amenities	Waterfront Access, Tennis, Jogging Trails, Other - See Remarks
Parking	Attached, Side Entry, Oversized, Tandem
Pool	None

Interior

Interior	One Living Area, Separate Dining Room, Breakfast Bar, Laundry in Closet, Walk in Closets, Attic - Access only, Attic - Partially Floored
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Refrigerator, Dishwasher
Heating	Central
Cooling	Two Central
Fireplaces	Not Applicable
Stories	3+

Exterior

Exterior	Stucco, Cement Fiber
Exterior Features	Covered Patio, Deck/Balcony, Mature Trees, Other - See Remarks

Lot Description	Riverfront
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Middle	Church Hill
High	Memorial

Additional Information

Date Listed	June 6th, 2025
Days on Market	138
HOA Fees	108.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	D. Lee Edwards
Listing Office	D Lee Edwards Realty, Inc

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