

\$700,000 - 4 Karbach, New Braunfels

MLS® #1879046

\$700,000

3 Bedroom, 2.00 Bathroom, 1,638 sqft
Residential on 5.00 Acres

River Oaks, New Braunfels, TX

4 Karbach Drive - 5 Acres of Potential in a Prime Location! Looking for space to grow, room for animals, and a home? This well-loved 3-bedroom, 2-bath home sits on 5 acres and is perfect for families ready to build their dreams from the ground up. While the home retains its original charm 1985 it was well built and maintained. This country charmer offers a solid foundation with plenty of space-ideal for those who want to make it their own. While the interior has not been updated since 1985, key mechanical updates have already been taken care of: the roof was replaced in 2021. If you're a Chip and Joanna Gaines at heart, this is your chance to bring your vision to life and transform this house into a true farmhouse dream! Why You'll Love It Here: 5 usable acres-bring your horses, show animals, or garden dreams to life Perfect setup for 4-H and FFA families Quiet, peaceful location with plenty of room for kids to roam and animals to thrive Solid bones and classic layout waiting for your personal touch Optional HOA membership gives access to a beautiful private river park and river access for fishing, floating, or relaxing, Optional HOA membership: Not mandatory, but joining gives you access to a beautiful private river park and river access for fishing, floating, or just relaxing Deed restrictions do apply to preserve the integrity of the neighborhood and your investment. This is more than just a home-it's a chance to live close to the land, raise a family, and build a future. Whether



you're just starting out or dreaming of country life for your growing household, 4 Karbach Drive is ready to welcome you. Let's schedule your private showing today-homes with this much land and opportunity don't come around often!

Built in 1985

Essential Information

MLS® #	1879046
Price	\$700,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,638
Acres	5.00
Year Built	1985
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Traditional
Status	Price Change

Community Information

Address	4 Karbach
Area	2609
Subdivision	River Oaks
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Amenities	Park/Playground, Other - See Remarks
Parking	Attached, Side Entry
Pool	None

Interior

Interior	One Living Area, Eat-In Kitchen, Breakfast Bar, Cable TV Available,
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	Walk in Closets, Attic - Pull Down Stairs
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Refrigerator, Disposal, Dishwasher, Vent Fan, Private Garbage Service
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	1.0
Stories	1

Exterior

Exterior	Brick, 4 Sides Masonry
Lot Description	Cul-de-Sac/Dead End, Secluded, 2 - 5 Acres, Partially Wooded
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Hoffman Lane
Middle	Church Hill
High	Canyon

Additional Information

Date Listed	June 26th, 2025
Days on Market	130
HOA Fees	0.00

Listing Details

Listing Agent	Tami Irvin
Listing Office	MAG Real Estate LLC

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