

\$870,000 - 560 Bluff Ridge, New Braunfels

MLS® #1892887

\$870,000

3 Bedroom, 2.00 Bathroom, 2,725 sqft
Residential on 2.82 Acres

GRUENE RIVER, New Braunfels, TX

\$20,000 in Seller concessions to the Buyer for closing costs! Gruene River is a picturesque subdivision in New Braunfels, TX, nestled along the banks of the Guadalupe River in Comal County. The neighborhood features a variety of home styles-from cozy cottages to spacious family residences and modern retreats. This outstanding property offers 2.82 acres surrounded by lush greenery, mature trees and a tranquil setting ideal for nature lovers. The main home is approx. 2875 sq.ft. 3 bedrooms, 2 bath, 2 rock wood burning fireplaces, 1 wood burning stove, vaulted ceilings and built-in bookshelves. From the livingroom and primary bedroom the french doors lead to the covered deck/partial open deck where you can enjoy the hot-tub or just sit and enjoy mother nature's best. The upstairs loft is spacious and has multiple uses including game room, office, workout or bedroom with a walkout open deck. There is plenty parking for an RV or utility vehicle, plus a 2-car carport. The detached 3 car garage features a 432 sqft workshop, with AC, water & electric, with a cozy 1 BR, 1Bath, 651 sq.ft. apartment upstairs. Easy access to FM 306, historic Gruene, local shopping, medical and schools. Come take the tour, you won't be disappointed!!

Built in 1984

Essential Information



MLS® #	1892887
Price	\$870,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,725
Acres	2.82
Year Built	1984
Type	Residential
Sub-Type	Single Family Detached
Style	Split Level, Traditional
Status	Active

Community Information

Address	560 Bluff Ridge
Area	2616
Subdivision	GRUENE RIVER
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Amenities	Controlled Access, Waterfront Access, Lake/River Park
Parking	Detached, Side Entry
Pool	Hot Tub

Interior

Interior	One Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Study/Library, Loft, Utility Room Inside, High Ceilings, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Walk in Closets, Attic - Partially Floored, Attic - Storage Only
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Self-Cleaning Oven, Microwave Oven, Stove/Range, Refrigerator, Dishwasher, Ice Maker Connection, Vent Fan, Smoke Alarm, Electric Water Heater, Plumb for Water Softener, Solid Counter Tops, Private Garbage Service, Wood Stove
Heating	Central, 1 Unit, Window Unit, Wood Stove
Cooling	One Central

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Two, Living Room, Master Bedroom, Wood Burning, Stone/Rock/Brick, Heatilator
# of Stories	1.5
Stories	1.5

Exterior

Exterior	4 Sides Masonry, Stone/Rock
Exterior Features	Deck/Balcony, Partial Fence, Double Pane Windows, Storage Building/Shed, Has Gutters, Mature Trees, Detached Quarters, Additional Dwelling, Dog Run Kennel, Workshop, Garage Apartment
Lot Description	Cul-de-Sac/Dead End, Bluff View, 2 - 5 Acres, Mature Trees (ext feat), Secluded, Gently Rolling
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Call District
Middle	Call District
High	Canyon

Additional Information

Date Listed	August 15th, 2025
Days on Market	78
HOA Fees	0.00

Listing Details

Listing Agent	Kathy Baize
Listing Office	Keller Williams Heritage

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