

\$2,050,000 - 1534 Arndt, New Braunfels

MLS® #1893770

\$2,050,000

3 Bedroom, 4.00 Bathroom, 3,094 sqft

Residential on 1.21 Acres

NOT IN DEFINED SUBDIVISION, New Braunfels, TX

Stunning Custom Lake Dunlap Waterfront Home | 1.21 Acres | STR Allowed. Incredible opportunity to own a premier custom-built lakefront retreat on 127' of coveted Lake Dunlap shoreline. This 3-bed, 3.5-bath modern farmhouse sits on a lush 1.21-acre lot with mature oaks, a private gated entry, has no HOA, no city taxes, and is short-term rental approved. The home features soaring wood cathedral ceilings, open-concept living with panoramic lake views, and a luxury kitchen with gas range, large island, and custom cabinetry. The 513 sq. ft. screened summer kitchen includes a Blaze grill, Thermador vent, and a hybrid fireplace-perfect for indoor/outdoor entertaining. The owner's suite offers lake views, private patio access, spa-style bath with river rock walk-in shower, and oversized closet. A detached 1,050 sq. ft. garage includes a 1-car bay plus flexible workspace. Enjoy boating, jet skiing, and kayaking from your private boathouse with two lifts, and a boulder rock retaining wall built for long-term durability. The 561 sq. ft. covered back patio made from Brazilian Ipe wood completes this one-of-a-kind lakefront gem.

Built in 2015

Essential Information

MLS® #	1893770
Price	\$2,050,000



Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,094
Acres	1.21
Year Built	2015
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Traditional
Status	Active

Community Information

Address	1534 Arndt
Area	2707
Subdivision	NOT IN DEFINED SUBDIVISION
City	New Braunfels
County	Guadalupe
State	TX
Zip Code	78130

Amenities

Amenities	None
Parking	One Car Garage, Detached, Oversized
View	Guadalupe River, Lake Dunlap
Is Waterfront	Yes
Pool	None

Interior

Interior	One Living Area, Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Telephone, Walk in Closets, Attic - Attic Fan
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Self-Cleaning Oven, Microwave Oven, Stove/Range, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Vent Fan, Smoke Alarm, Security System (Owned), Solid Counter Tops, Custom Cabinets, Propane Water Heater, Private Garbage Service
Heating	Central, Zoned, 2 Units

Cooling	Two Central, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Gas Starter, Stone/Rock/Brick
# of Stories	1.0
Stories	1

Exterior

Exterior	Cement Fiber
Lot Description	On Waterfront, Water View, 1 - 2 Acres, Mature Trees (ext feat), Secluded, Guadalupe River, Water Access, Improved Water Front, Lake Dunlap, Lakefront
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Clear Spring
Middle	Canyon
High	Canyon

Additional Information

Date Listed	August 19th, 2025
Days on Market	74
HOA Fees	0.00

Listing Details

Listing Agent	Suzanne Kuntz
Listing Office	Keller Williams Heritage

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