

\$845,000 - 1323 Mary Preiss, New Braunfels

MLS® #1894247

\$845,000

3 Bedroom, 2.00 Bathroom, 2,382 sqft
Residential on 1.00 Acres

PREISS HEIGHTS, New Braunfels, TX

Location location location!!! 1 mile to Gruene and 5 miles to downtown New Braunfels. Enjoy country living so close to Gruene and downtown New Braunfels. This home has so much to offer, from the grand living room space with a wood burning fireplace to the Florida room full of natural light, 2 eating areas for your entertaining desires. NO CARPET! The exterior of the home has an attached extra large 2 car garage and a detached drive-through workshop/garage with tons of storage space and a double gate leading to the large backyard. The grand front porch allows for enjoying the country fresh air and the private garden area allows for a nice relaxing space. This property has potential for short term rental, mid term rental or possible commercial use. Recent updates include: Metal Roof 2022, Luxury Vinyl Plank flooring added to living area, formal dining and bedrooms in 2022. Don't miss out on the voluntary HOA at Preiss Heights which includes a hidden gem of a private river park with Guadalupe river access and picnic areas.

Built in 1994

Essential Information

MLS® #	1894247
Price	\$845,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	2,382
Acres	1.00
Year Built	1994
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	1323 Mary Preiss
Area	2616
Subdivision	PREISS HEIGHTS
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Amenities	BBQ/Grill, Lake/River Park
Parking	Detached, Attached, Oversized
Pool	None

Interior

Interior	One Living Area, Liv/Din Combo, Eat-In Kitchen, Two Eating Areas, Florida Room, Utility Room Inside, All Bedrooms Downstairs, Laundry Room, Walk in Closets, Attic - Pull Down Stairs
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Stove/Range, Dishwasher, Electric Water Heater, Private Garbage Service
Heating	Central, 1 Unit
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Wood Burning
# of Stories	1.0
Stories	1

Exterior

Exterior	Brick
Exterior Features	Privacy Fence, Chain Link Fence, Partial Fence, Storage Building/Shed, Has Gutters, Mature Trees, Workshop
Lot Description	1 - 2 Acres, Mature Trees (ext feat), Level
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	New Braunfels
Elementary	Call District
Middle	Call District
High	Call District

Additional Information

Date Listed	August 20th, 2025
Days on Market	73
HOA Fees	0.00

Listing Details

Listing Agent	Martha Ayala
Listing Office	Reliance Residential Realty -

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