

\$1,000,000 - 2420 Ponderosa, New Braunfels

MLS® #1910519

\$1,000,000

2 Bedroom, 1.00 Bathroom, 830 sqft

Residential on 0.39 Acres

NA, New Braunfels, TX

Modern Riverfront Home with Premium Upgrades & 71 FT of Guadalupe Frontage 2 Bed | 1 Bath | 830 Sq Ft | .379 Acres | 71 FT River Frontage | Expansion Ready Welcome to Rio Vista, your private slice of Hill Country paradise - a modern, fully furnished riverfront home on .379 acres with 71 feet of pristine Guadalupe River frontage. Completely renovated and designed for low-maintenance living, this property is the perfect mix of style, comfort, and investment potential. Whether you're looking for a vacation home, short-term rental income, or room to expand, Rio Vista is turnkey and future-ready. Interior Features: 2 Bedrooms, 1 Bathroom - Sleeps up to 8 (queen bed, bunk room, queen sleeper sofa) Fully Furnished - Includes stylish, modern furnishings throughout Quartz Carrara Countertops - Elegant and easy to maintain Methyl Methacrylate Resinous Flooring - Seamless, commercial-grade, and ultra-durable Spray Foam Insulation - Excellent energy efficiency; electric bills average under \$100/month even in summer Stacked Washer & Dryer - In-unit laundry included Outdoor Living & Landscaping: 71 feet of direct Guadalupe River frontage \$60,000 engineered retaining wall for long-term riverbank stability Stone staircase for safe and easy water access Shaded backyard with mature trees and flat lawn space Outdoor Sink & Shower - Ideal for riverside living and entertaining BBQ grill and seating area - Perfect for gatherings Room to



build a second home, casita, or guest quarters
Infrastructure & Investment-Ready Features:
1250-Gallon Dual-Compartment Septic
System (only 9 years old) Sized to support a
second dwelling or expansion Low-upkeep
finishes throughout - ideal for second home or
rental No HOA Short-term rentals allowed
(buyer to verify with county/city)

Built in 1984

Essential Information

MLS® #	1910519
Price	\$1,000,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	830
Acres	0.39
Year Built	1984
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	2420 Ponderosa
Area	2610
Subdivision	NA
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Amenities	None
Parking	None/Not Applicable
Is Waterfront	Yes
Pool	None

Interior

Interior	One Living Area, Liv/Din Combo, High Ceilings, Cable TV Available, High Speed Internet, Laundry in Kitchen
Appliances	Ceiling Fans, Washer, Dryer, Cook Top, Self-Cleaning Oven, Microwave Oven, Refrigerator, Disposal, Dishwasher, Smoke Alarm, Electric Water Heater, Stacked Washer/Dryer
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	Metal Structure
Exterior Features	Covered Patio, Bar-B-Que Pit/Grill, Deck/Balcony, Privacy Fence, Partial Fence, Double Pane Windows, Solar Screens, Has Gutters, Mature Trees, Outdoor Kitchen
Lot Description	On Waterfront, Riverfront
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Mountain Valley
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	September 25th, 2025
Days on Market	33
HOA Fees	0.00

Listing Details

Listing Agent	Gary Bisha
Listing Office	My Castle Realty

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