

\$1,400,000 - 699 Floral Avenue, New Braunfels

MLS® #1917468

\$1,400,000

3 Bedroom, 4.00 Bathroom, 3,290 sqft
Residential on 2.81 Acres

Grandview Addition, New Braunfels, TX

Perched on 2.8 acres in New Braunfels, Texas, this three-level, four-bedroom, three-bath custom Texas Hill Country estate was built in the 1970s with timeless elegance by a custom builder. It boasts stunning views of New Braunfels and the surrounding canyons. The 3,000-plus-square-foot main residence blends comfort and sophistication, ideal for entertaining or serene relaxation, plus a 700-square-foot casita, perfect for guests. Enjoy a main-level master, one additional bedroom, and two spacious upstairs bedrooms. A versatile basement room, accessed from stairs in the three car garage, offers endless possibilities for work, play, or leisure. Recent upgrades include new retaining walls and modern lower-level windows. A private drive runs alongside your very own picturesque canyon, framing breathtaking views as you approach this Texas Hill Country retreat. Imagine renovating this New Braunfels gem or building your custom dream home on this prime 2.8-acre hilltop Estate.

Built in 1970

Essential Information

MLS® #	1917468
Price	\$1,400,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2



Half Baths	2
Square Footage	3,290
Acres	2.81
Year Built	1970
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Colonial, Ranch
Status	Active

Community Information

Address	699 Floral Avenue
Area	3100
Subdivision	Grandview Addition
City	New Braunfels
County	Comal
State	TX
Zip Code	78130

Amenities

Amenities	Controlled Access, Other - See Remarks
Parking	Detached, Attached, Rear Entry, Oversized
Pool	None

Interior

Interior	Two Living Area, Liv/Din Combo, Study/Library, Utility Room Inside, 1st Floor Lvl/No Steps, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Room, Walk in Closets
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Self-Cleaning Oven, Stove/Range, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Vent Fan, Intercom, Smoke Alarm, Security System (Owned), Pre-Wired for Security, Electric Water Heater, Garage Door Opener, Custom Cabinets, City Garbage service
Heating	Central, 2 Units
Cooling	Two Central, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Family Room
# of Stories	2.0
Stories	2

Exterior

Exterior	Brick, Siding
Exterior Features	Patio Slab, Chain Link Fence, Double Pane Windows, Solar Screens, Storage Building/Shed, Has Gutters, Mature Trees, Detached Quarters, Additional Dwelling, Workshop, Cross Fenced, Other - See Remarks
Lot Description	Cul-de-Sac/Dead End, Bluff View, City View, County Vlew, 2 - 5 Acres
Roof	Heavy Composition
Construction	Pre-Owned
Foundation	Basement

School Information

District	New Braunfels
Elementary	New Braunfel
Middle	New Braunfel
High	New Braunfel

Additional Information

Date Listed	October 22nd, 2025
Days on Market	11
HOA Fees	0.00

Listing Details

Listing Agent	Gayle Sparkman
Listing Office	Real Estates of Texas

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