



\$799,900.00

7346 RIVER RD, NEW BRAUNFELS, TX 78132, USA

<https://test.houston-re.com>



51 feet of prime Guadalupe River frontage, complete with bulkheading, sets the stage for this exceptional property. Situated in the heart of a tubing and trout fishing haven, nestled conveniently between the 2nd and 3rd crossings, this property is a standout. Currently operating as a vacation rental, the dwelling boasts an expansive 720 square feet [...]

Rooms & Units Description

Property title: 7346 River New Braunfels Texas 78132

Photo Count: 26

Key Map: 1

Room Count: 7

Original List Price: 799900.00





Property Details

Parcel Number: 72722	Lot Description: Water View,Waterfront
Style: Traditional	List Type: Exclusive Right to Sell/Lease
Price Sq Ft List: 740.65	Acres: 0.202
Acres Description: 0 Up To 1/4 Acre	Dwelling Type: Free Standing
Stories: 1	Restrictions: No Restrictions, No Restrictions



Property Features

Roof: Composition	Foundation: Slab
Heat System: Heat Pump	Cool System: Other Cooling
Energy: Ceiling Fans,High-Efficiency HVAC	Water Sewer: Septic Tank,Well
Siding: Other	Water Amenity: Bulkhead,River View,Riverfront, Bulkhead,River View,Riverfront



Fees & Taxes

Tax Rate: 1.6042	Tax Amount: 7975
Tax Year: 2023	



Basics

Baths Full: 2	Year Built Src: Appraisal District
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Location Details



Area: 83

School District: 142 - New Braunfels

School Elementary: LAMAR ELEMENTARY SCHOOL (NEW BRAUNFELS)

School High: NEW BRAUNFELS HIGH SCHOOL

State: Texas

City: New Braunfels

County Or Parish: Comal

Directions: Follow I-10 W to 1-10 Frontage Rd/ 1h 10 W Access In Segguin. Take Exit 607 from I-10W. Follow TX-46 N TO River Rd in Comal County

School Middle: OAKRUN MIDDLE SCHOOL

Subdivision: None

Zip: 78132

Miscellaneous

Annual Maint Desc: No

Disclosures: Exclusions

Legal: A-409 SUR-268 P D MCNEEL, TRACT 13 M GJESTVANG 4.3 AC TRACT

Realist Block: No Restrictions

Finance Available: Cash Sale,Conventional

DOM: 4

Courtesy of

List Office Name: eXp Realty, LLC

