

# 7346 RIVER RD, NEW BRAUNFELS, TX 78132, USA

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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 **Room Count:** 7

Photo Count: 26 Original List Price: 799900.00

Key Map: 1



## **Property Details**

Parcel Number: 72722 Lot Desciption: Water View, Waterfront

Style: Traditional List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 740.65 Acres: 0.202

Acres Desciption: 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

## **Location Details**



**Area:** 83

**School District:** 142 - 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

**School Elementary:** LAMAR ELEMENTARY

SCHOOL (NEW BRAUNFELS)

School High: NEW BRAUNFELS HIGH

**SCHOOL** 

State: Texas

City: New Braunfels

Subdivision: None

**Zip:** 78132

#### **Miscellaneous**

Annual Maint Desc: No Realist Block: No Restrictions

**Disclosures:** Exclusions Finance Available: Cash

Sale,Conventional

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

GJESTVANG 4.3 AC TRACT

**DOM:** 4

## **Courtesy of**

List Office Name: eXp Realty, LLC

