

# \$399,000 - 1247 Gruene Rd 102, New Braunfels

MLS® #213505



Hunter Croan  
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LakeHouses4Sale.net

## \$399,000

3 Bedroom, 2.00 Bathroom, 1,064 sqft  
Condo/Townhome on 2 Acres

Village at Gruene Condos, New Braunfels, Texas

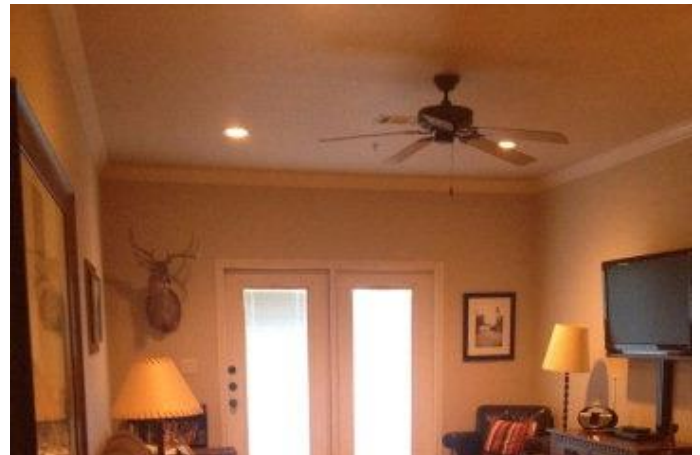
Great condo in Gruene with Guadalupe River access and view. Furnishings do not convey. All tile floors, granite and stainless steel kitchen. Balcony with storage closet. Pool out front with a waterfall. Small complex of only 23 units. Walk to Gruene Hall, Gruene River Grill, Gristmill, etc. Outfitters is just down the hill, a short walk away. Elevator for easy access and loading in and out. This is a rare opportunity. These condos are also available to be put into a rental pool.

Built in 2008

## Essential Information

MLS® #	213505
Price	\$399,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,064
Acres	1.61
Year Built	2008
Type	Condo/Townhome
Sub-Type	Condominium
View	Guadalupe River, Water Access, Water View
Status	Active

## Community Information



Address	1247 Gruene Rd 102
Area	C-18 Comal Area 18
Subdivision	Village at Gruene Condos
City	New Braunfels
County	Comal
State	Texas
Zip Code	78130

### **Amenities**

Amenities	BBQ/Grill, Swimming Pool
Utilities	Cable TV, City Electric, City Garbage
Garages	None-Carport, None-Garage, Other Garage-See Remarks
Is Waterfront	Yes
View	Guadalupe River, Water Access, Water View
Has Pool	Yes

### **Interior**

Interior	Tile
Interior Features	Ceiling Fans, High Ceilings, Shower/Tub Combo, Window Treatments
Heating	1 Unit, Central, Electric
Fireplaces	None
Stories	Three+

### **Exterior**

Exterior Features	BBQ/Grill, Covered Porch, Gutters, Improved Waterfront, In Ground Pool, Elevator
Roof	Other Attic-See Remarks
Construction	Brick, Stucco
Foundation	Slab

### **School Information**

District	Comal ISD
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### **Additional Information**

Date Listed	July 20th, 2015
Days on Market	312
HOA Fees	274.00
HOA Fees Freq.	Mnth

### **Listing Details**

Listing Office

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