

# 371 West Lincoln C-111

- This is a **RARE** opportunity to own a first floor single story waterfront/waterview 3/2 unit in popular Camp Warnecke.
- Located near the heart of old New Braunfels, on the tree-shaded banks of the Comal River plus across the street from Schlitterbahn
- 9' ceilings
- Ready for an investment you can actually enjoy... Long standing vacation rental history.
- Luxurious spa shower in master suite - Natural Travertine Slab Marble Counter top, Tumbled stone in bathroom and Shower, Semi-Frameless shower enclosure (\$25,000 Master Bath Renovation)
- Kitchen upgrades include: Granite Counters & Tumbled stone backsplash
- Large covered patio, with ceiling fans, spanning the width of the unit with beautiful views of the Comal River.
- Energy efficient central air conditioning and heat pump.
- Wood burning fire place covered in beautiful Texas limestone.
- Stained concrete floors in the main living areas plus carpet that was installed in 2014 in all the bedrooms.
- Double paned windows plus window treatments throughout
- Sold fully furnished:
  - Fully equipped with linens, towels, cooking utensils, cookware, plates, glassware and utensils.
  - 2 Flat screen TV's and 1 DVD player.
  - Memory sleeper sofa in the living room.
  - Front load washer and dryer included.
  - Henredon Furniture in Master bedroom also a King sized bed.
  - Queen bed in each of the two (2) other bedrooms. Many pieces from William Sonoma Furniture line.
  - Cast Iron Patio Furniture and Cushions: 2x Chaise Lounges, Table and 6 Chairs, Side Tables
- Large separate storage unit (upstairs for tubes and other river gear).
- Assigned covered carport parking space with additional parking available.
- Complex features:
  - Recently renovated pool and hot tub (2015)
  - BBQ Grills.
  - Private club house available for parties or meetings for a small additional fee.
  - Private tuber exit on the property.
- Walking distance to downtown restaurants, shops and bakery's.
- Walk to world-renowned Schlitterbahn Water Park which is across the street
- Convenient to Gruene, San Marcos, San Antonio and Austin.