

371 West Lincoln C-210

- This is a **RARE** opportunity to own a two story waterfront/waterview 3/2.5 unit in popular Camp Warnecke Resort Condominiums
- VERY nicely update
- Located near the heart of old New Braunfels, on the tree-shaded banks of the Comal River and across the street from Schlitterbahn
- Vaulted ceilings in the bedrooms and 9' ceilings in the living area
- Silestone countertops and Saltillo tile throughout
- Updated kitchen appliances with wine chiller & custom cabinet doors
- Closets maximized for space
- Ready for an investment you can actually enjoy...Long standing vacation rental history
- Private balcony off of the Master bedroom nestled in treetops
- Covered balcony with ceiling fan and ergonomic teak furniture with beautiful view of the Comal River off of living room
- Energy efficient central air conditioning/heat pump and water heater
- Wood burning fire place covered in Saltillo tile
- Talavera tile accents and rustic wrought iron on stairs
- Double paned windows plus window treatments throughout
- Large separate storage unit for tubes and other river gear
- Assigned covered carport parking space with additional parking available
- Sold fully equipped with:
 - Linens, towels, cooking utensils, cookware, plates, glassware, utensils
 - 2 large Flat screen TV's
 - Front load washer and dryer included
 - King sized bed in Master bedroom
 - 2 Full sized beds in Guest bedroom
 - Updated light fixtures, mirrors, furnishings
- Complex features:
 - Recently renovated pool and hot tub (2015)
 - BBQ Grills
 - Private club house available for parties or meetings
 - Private tuber exit on the property
- Walking distance to downtown restaurants, shops, and bakeries
- Walk across the street to world-renowned Schlitterbahn Water Park
- Convenient to Gruene, San Marcos, San Antonio, and Austin