

# CENTURY 21<sup>®</sup>

Judge Fite Company



**195 E COLL ST**  
NEW BRAUNFELS, TX 78130



\$420,000



0 sqft

## DESCRIPTION

Step into a world of timeless charm and history with this exquisite 1845 single-family home located in the heart of downtown New Braunfels. This one-of-a-kind property is a true gem, showcasing the beauty and craftsmanship of a bygone era while offering the modern conveniences of today. As you approach the home, you'll be captivated by its stunning exterior, featuring original brick and cedar post walls that have stood the test of time. Step inside, and you'll be greeted by the warm embrace of hardwood floors and shiplap interior walls, creating an inviting and cozy atmosphere that pays homage to its historical roots. 750 sq ft of livable space and a 0.09-acre lot, this charming abode offers the perfect blend of comfort and convenience. The single bedroom and bathroom provide a comfortable living space, while the open kitchen/family room combo creates a seamless flow ideal for entertaining guests or enjoying quality family time. Beyond its captivating interior, this property boasts an unbeatable location, situated just a half-mile from the vibrant downtown area. Imagine strolling along the renowned Comal River, exploring the famous Schlitterbahn waterpark, or indulging in the local culinary scene, all within a short walking distance from your doorstep. But what truly sets this property apart is its rich history. As the original home of New Braunfels, this property holds the distinction of being one of the first homes built in the area, with an original deed from Mexico to Texas dating back to 1845. Owning this home is not just an investment in real estate; it's an opportunity to become a part of the city's storied past and preserve a piece of living history. Don't miss your chance to own a true masterpiece that seamlessly blends historical significance with modern comforts. With its copper A/C vents, solid wood cabinets, ceiling fans, and high ceilings, this home offers a unique blend of beauty and functionality that will leave you in awe, New Braunfels history.

**PROPERTY TYPE:** Commercial - Office Building

**MLS STATUS:** Active

**MLS:** 1823586

**YEAR BUILT:** 1846

**COUNTY:** Comal

**TRACT OR SUBDIVIION:**

**LIST DATE:** 11/16/2024

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**800.451.8055**

**AREA:** 2620

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 0.09

**LOT SIZE (SQFT):** 3,920

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Chris Allen

**PHONE:** 830.837.1233

**BROKERED BY:** Bliss Real Estate, LLC

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