



**1470 S Cranes Mill Rd. NEW BRAUNFELS, TX 78132**

The Gardens of Cranesbury View & The Boutique Guest Village

**19.13 AC for \$5,525,000**



### One of a Kind European Inspired Venue

Step into timeless elegance with The Gardens of Cranesbury View, a rare opportunity to own a turnkey European style wedding and event venue with on-site boutique lodging, nestled amid the rolling hills of New Braunfels, Texas. This fully operational estate pairs Old World charm with modern functionality, offering a refined destination for weddings, private events, retreats, and luxury getaways.

### The Gardens of Cranesbury View

Tucked into the golden landscape of Texas Hill Country, the property features a 3,200+ sq ft ballroom, 3 acres of sculpted French and Italian-inspired gardens, and a cobblestone courtyard adorned with romantic hanging chandeliers. Lush boxwoods, ornamental fountains, and a domed gazebo echo the elegance of Versailles, creating a transporting experience that feels far from Texas, but conveniently located between San Antonio and Austin.

### The Boutique Guest Village

Beyond the main venue lies a tranquil French-inspired village of six private chateaus, offering lodging for up to 33 additional guests. Surrounded by vintage lampposts, a peaceful fountain, and a private swimming pool, this enclave creates a serene and storybook-like atmosphere ideal for extended celebrations or retreats.





## Key Highlights

- Turnkey Event Venue: Fully functional 3,200+ sq ft ballroom, Main venue estate building, covered courtyard, and European style architecture
  - Income Producing Asset: Established revenue from weddings, private events, and short-term overnight stays
  - On Site Lodging: 7 dwellings across the property accommodating over 50 guests for a full destination experience
- Expansion Potential: The property extends in acreage providing ample space and opportunity to develop retreat programming, additional guest services, or curated packages



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