

\$1,475,000 - 1757 Antigua Cove, New Braunfels

MLS® #1673649

\$1,475,000

5 Bedroom, 4.00 Bathroom, 5,100 sqft
Residential on 1.52 Acres

RIVER PLACE AT GRUENE, New Braunfels, TX

Seller offering \$20,000.00 for rate buy down/closing costs on this amazing executive custom home less than 3 miles from Historic Gruene District in the highly desirable boutique neighborhood of River Place at Gruene!

Residents have exclusive private access to the gated park on the Guadalupe River, complete with picnic area, observation deck and canoe/kayak/tube river entrance. Do you need lots of space? A multi-generational home that still gives you privacy/entertainment/quick access to I-35. As you enter through the 8-foot iron/glass front door you're invited in to 14-foot ceilings with beams, red walnut wood flooring and breathtaking views of over 20 miles of hill country through 24-foot windows. This house is an entertainer's dream with custom soft close cabinets in kitchen, Italian ceramic farm sink, stainless steel appliances, wine chiller, quartz countertops, marble backsplash and double islands over 9-ft long with beautiful granite and a 6-burner Z-Line gas cooktop and custom pantry. Slide open the 20 feet of 8-foot glass doors to expand the kitchen and living room space for ultimate relaxation next to the gas fireplace and enjoy your favorite drink from the mini coffee/cocktail bar! Split floor plan design with guest rooms and baths on opposite side of the impressive private owner's suite with expansive shower, large double vanity! An additional room located next to the expansive walk-in closet used for a gym/office/nursery all with access to the private deck and hot tub where you can spoil



yourself watching the wildlife and sunsets. Impeccably designed and maintained, this luxurious property has every feature you could possibly desire. On the basement level-endless possibilities for the multi-generational family, with two private entrances off Bretzke, access to a 33-foot garage for an RV/boats/golf cart or park an additional 4 cars! A separate private entrance to 1,200 square foot full one-bedroom apartment with a full kitchen laundry hookup! Another private entrance to 800 square feet of bonus space with its own mini split! This home is truly a gem with too many features to list them all. Come experience this home!

Built in 2018

Essential Information

| | |
|----------------|----------------------------------|
| ListingFeed | sabor_vow_sold |
| MLS® # | 1673649 |
| List Price | \$1,475,000 |
| Sale Price | \$1,370,000 |
| Sale Date | August 14th, 2023 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 5,100 |
| Acres | 1.52 |
| Year Built | 2018 |
| Type | Residential |
| Sub-Type | Single Family Detached |
| Style | Contemporary, Texas Hill Country |
| Status | Sold |

Community Information

| | |
|-------------|-----------------------|
| Address | 1757 Antigua Cove |
| Subdivision | RIVER PLACE AT GRUENE |
| City | New Braunfels |

| | |
|----------|-------|
| County | Comal |
| State | TX |
| Zip Code | 78132 |

Amenities

| | |
|-----------|---|
| Amenities | Controlled Access, Lake/River Park, Waterfront Access |
| Parking | Attached, Oversized, Rear Entry, Side Entry |
| Pool | Hot Tub |

Interior

| | |
|-----------------|--|
| Interior | 1st Floor Lvl/No Steps, Two Eating Areas, Three Living Area, All Bedrooms Downstairs, Atrium, Breakfast Bar, Cable TV Available, Eat-In Kitchen, Game Room, High Ceilings, High Speed Internet, Island Kitchen, Laundry Main Level, Open Floor Plan, Pull Down Storage, Utility Room Inside, Walk in Closets, Walk-In Pantry |
| Appliances | Ceiling Fans, Custom Cabinets, Disposal, Dryer Connection, Dishwasher, Garage Door Opener, Gas Cooking, Gas Water Heater, Microwave Oven, Plumb for Water Softener, Private Garbage Service, Solid Counter Tops, Smoke Alarm, 2+ Water Heater Units, Washer Connection |
| Heating | 3+ Units, Central |
| Cooling | Three+ Central, Zoned |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Other |
| # of Stories | 2 |
| Stories | 2 |

Exterior

| | |
|-------------------|---|
| Exterior | Stucco, Stone/Rock |
| Exterior Features | Detached Quarters, Garage Apartment, Has Gutters, Other - See Remarks, Partial Fence, Storage Building/Shed, Mature Trees |
| Lot Description | 1 - 2 Acres, County Vlew, Gently Rolling, Xeriscaped |
| Roof | Metal |
| Construction | Pre-Owned |
| Foundation | Basement, Slab |

School Information

| | |
|------------|---------------|
| District | Comal ISD |
| Elementary | Call District |

Middle
High

Call District
Call District