

\$1,958,000 - 951 River Terrace, New Braunfels

MLS® #1701048

\$1,958,000

3 Bedroom, 5.00 Bathroom, 3,979 sqft
Residential on 0.46 Acres

F & M Hanz Estates, New Braunfels, TX

GUADALUPE RIVER OASIS! Stunning Texas Hill Country Modern architecture! Exquisite custom luxury home offers an incredible and RARE opportunity to be on the river INSIDE the loop! Prepare to be impressed by the attention to detail and impeccable craftsmanship throughout. Greeted by a beautifully crafted iron front door. Step inside to discover a grand foyer with two story high ceiling entrance! Elegant iron baluster staircase! Elevated windows allowing for an abundance of natural light. Easy to navigate and seamless flow dining space lends itself to large gatherings! Built in custom hutch with textured glass cabinets and high end granite surface! Dual chandeliers creates a perfect focal point for the oversized dining space! Living room allows for maximum views with the three panel sliding glass unit! Gas fireplace with hearth to ceiling stone work, accented by hill country inspired wood mantle. SO many built in cabinets and bookshelves! The sound system enthusiast with enjoy the app operated WiiM system (music), conveniently tucked into the AV closet. Rail hung barn doors to close off and separate the living room and kitchen! Heart of this home is undoubtedly the entertaining sized expansive country kitchen! Boasts top of the line appliances. Built in sub zero refrigerator and freezer. Double ovens, Wolf natural gas range, Whirlpool icemaker, ASKO dishwasher, farmhouse sink AND a separate prep sink! Appliances are wrapped in Knotty Alder to match the rest of the trim



throughout the house. Cozy corner built in breakfast seating! Expansive walk in Butler's pantry equipped with coffee bar and allows for unparalleled storage! Home elevator offers ease in getting to the second level. Well appointed laundry room with mud sink, plenty of cabinets, shelf space and hanging rod for drip dry! Step outside to the private access patio with outdoor shower, convenient when coming in from the river! PLUS, ample parking with the private gated pass thru motor court for the RV, trailer, river toys or even an extra car! Primary suite allows sprawling views of the river and a door leading to the full sized covered patio! Luxury master bath features dual vanities, sit down counter, built in work center, linen hamper and roll in shower with dual heads and granite seat! Closet wardrobe with shelves, bench, high chest of drawers with granite top. Windows with the morning sun streaming in making your outfit matching a snap! Well planned secret hideout and storage room with two exits. Upstairs offers a multipurpose room which can be used as an office, den, game room or media room. So many built in's! Two incredibly large guest rooms that were designed as additional master suites with full baths! Everyone needs a 250 sq. foot walk out attic for the exercise equipment, hobby room or storage! Full size covered back porch to watch the tranquility of the river. Plenty of shade trees! Complete with TV and is plumbed for natural gas. Easy gentle slope with stepping stone walkways and partial handrail to the river. Once you are down there, experience relaxing on the massive slate patio with firepit. Custom designed with excavated rock wall and bulk head! River friendly steps! Potential irrigation system if needed. Central vac, and tankless hot water heaters! HUGE 837 sq. ft. garage with lots of storage! Circle drive, so much parking potential! Metal standing seam roof and PEX plumbing with isolation manifolds. New water

softener system! Security system with cameras monitored! Just a short distance to Gruene with shopping, restaurants, music and nightlife! SO MANY EXTRAS in this ONE OWNER home!

Built in 2015

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1701048
List Price	\$1,958,000
Sale Price	\$1,800,000
Sale Date	August 25th, 2023
Bedrooms	3
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	3,979
Acres	0.46
Year Built	2015
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Texas Hill Country
Status	Sold

Community Information

Address	951 River Terrace
Subdivision	F & M Hanz Estates
City	New Braunfels
County	Comal
State	TX
Zip Code	78130

Amenities

Amenities	None
Parking	Two Car Garage, Oversized, Attached, Side Entry
Is Waterfront	Yes
Pool	None

Interior

Interior	Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Breakfast Bar, Walk-In Pantry, Game Room, Utility Room Inside, Laundry Main Level, Walk in Closets, 1st Floor Lvl/No Steps, Two Living Area, Attic - Finished, Cable TV Available, High Ceilings, High Speed Internet, Island Kitchen, Laundry Room, Open Floor Plan, Telephone
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Self-Cleaning Oven, Microwave Oven, Refrigerator, Disposal, Dishwasher, Smoke Alarm, Garage Door Opener, Built-In Oven, City Garbage service, Cook Top, Central Vacuum, Double Ovens, Gas Cooking, Gas Water Heater, Ice Maker Connection, Water Softener (owned), Security System (Owned), 2+ Water Heater Units
Heating	Central, 2 Units, Zoned
Cooling	Two Central, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One
# of Stories	2
Stories	2

Exterior

Exterior	4 Sides Masonry, Rock/Stone Veneer, Stucco, Stone/Rock, Wood
Exterior Features	Has Gutters, Mature Trees, Covered Patio, Partial Fence, Patio Slab, Sprinkler System, Water Front Improved
Lot Description	1/4 - 1/2 Acre, Guadalupe River, Improved Water Front, Mature Trees (ext feat), Riverfront, Sloping, Water View, Water Access, On Waterfront
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal ISD
Middle	Church Hill
High	Canyon