

\$1,199,000 - 1054 Indian Ridge, New Braunfels

MLS® #1706853

\$1,199,000

4 Bedroom, 4.00 Bathroom, 3,575 sqft
Residential on 2.14 Acres

River Chase, New Braunfels, TX

SPECTACULAR SINGLE STORY HOME

WITH POOL: built by Parade of Homes winner, David Mills, this gorgeous home has a soaring beamed ceiling, built-ins and dramatic window wall overlooking the outdoor kitchen and POOL/SPA. The open floor plan features formal dining, breakfast room, and a dream kitchen with Bertazoni gas range, quartzite and leather-finish granite counter tops and counter seating. Owner's suite is split from the guest bedrooms with resort style bathroom including walk-through shower and soaking tub; home features ADA accessibility and 2nd bedroom has en suite bathroom with stall shower; stained concrete floor throughout; exquisite backyard with outdoor kitchen, fireplace, and in-ground pool & spa with tanning ledge, waterfall, bubblers, light features, and heater/chiller. Oversized 3-car garage with ramped entrance, full masonry exterior, metal roof, spray foam insulation, and private 2.14 acre corner lot with fenced backyard. River Chase amenities include a 32-acre clubhouse complex with pools, sports courts, walking trails, fishing pond and fitness center, plus a 58-acre park on the Guadalupe River with pavilion, walking trails, picnic tables and BBQ grills. Low HOA dues of \$200 per year. River Chase is just minutes from Historic Gruene, Canyon Lake, retails shopping, restaurants, music and entertainment venues, wineries and more. No city taxes, and great Comal ISD schools!



Built in 2018

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1706853
List Price	\$1,199,000
Sale Price	\$1,199,000
Sale Date	September 27th, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,575
Acres	2.14
Year Built	2018
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Texas Hill Country
Status	Sold

Community Information

Address	1054 Indian Ridge
Subdivision	River Chase
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Amenities	Pool, Tennis, Clubhouse, Park/Playground, Jogging Trails, Basketball Court, BBQ/Grill, Sports Court, Lake/River Park, Waterfront Access
Parking	Attached, Side Entry
Has Pool	Yes
Pool	AdjoiningPool/Spa, In Ground Pool, Pool is Heated

Interior

Interior	Two Living Area, Separate Dining Room, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Game Room, Utility Room Inside, High Ceilings, Open Floor Plan, Walk in Closets, 1st Floor Lvl/No Steps, Attic - Partially Floored, Attic - Pull Down Stairs, Cable TV Available, High Speed Internet, Laundry Room, Pull Down
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	Storage
Appliances	Chandelier, Washer Connection, Dryer Connection, Disposal, Dishwasher, Smoke Alarm, Security System (Owned), Gas Water Heater, Garage Door Opener, Plumb for Water Softener, Private Garbage Service, Carbon Monoxide Detector, Custom Cabinets, Gas Grill, Propane Water Heater, Pre-Wired for Security, Water Softener (owned), Solid Counter Tops, Stove/Range, 2+ Water Heater Units, Vent Fan
Heating	Central, Zoned, 2 Units, Heat Pump
Cooling	Two Central, Heat Pump, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Gas Starter, Other, Wood Burning
# of Stories	1
Stories	1

Exterior

Exterior	4 Sides Masonry, Stucco, Rock/Stone Veneer
Exterior Features	Covered Patio, Double Pane Windows, Gas Grill, Has Gutters, Outdoor Kitchen, Partial Fence, Ranch Fence, Mature Trees
Lot Description	2 - 5 Acres, Corner, Guadalupe River, Level, Mature Trees (ext feat), Partially Wooded, Water Access
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal ISD
Elementary	Hoffman Lane
Middle	Church Hill
High	Canyon