

\$1,199,000 - 145 Hidden Hls, New Braunfels

MLS® #1778406

\$1,199,000

4 Bedroom, 3.00 Bathroom, 3,647 sqft
Residential on 3.27 Acres

River Chase, New Braunfels, TX

WELCOME TO THIS MEDITERRANEAN INSPIRED VILLA: Nestled on a sprawling 3.27-ac, at the end of a tranquil cul-de-sac in the sought-after neighborhood of River Chase, this custom-built home offers unparalleled privacy and breathtaking views. From the moment you arrive at the wide, circular driveway, and enter through the 10-foot iron doors to the heart of this masterful home, you will be awed by the elegance and comfort. The thoughtful combination of stone, vintage Chicago brick, travertine and hardwood floors makes the spacious open floor plan feel warm and inviting. Natural elements, fused with the panoramic views through the wall of iron adorned windows, highlight the beauty of this Hill-country gem. The grandeur of the rooms embellished with beamed ceilings and an abundance of natural light filtering through the large kitchen window draws you into a chef's dream. Custom cabinets, exquisite granite countertops, and a dual fuel, Italian imported range set the tone for entertaining a party of 50 or an intimate dinner for 2. The adjoining dining area seamlessly transitions to the inviting living room with built-in cabinetry. Retreat to the primary suite where luxury meets functionality with a generous walk-in closet and spa-like bathroom featuring a large shower and heated floors. On its own wing, is Bedroom 2 with an adjacent full bath, with walk-in shower. The 3rd and 4th bedroom/study share access to a full bath. The main living room flows into the spacious



sunroom perfectly for family gatherings. Take a dip in the hot tub while marveling at the majestic oak groves, panoramic vistas and unimpeded starry skies. A 30 x 30' metal building provides ample storage and workshop space. Experience luxury living in this meticulously maintained home that has been thoughtfully curated to enhance your lifestyle. The metal roof ensures durability and longevity, while spray foam insulation maintains optimal temperature control year-round. This is a MUST SEE estate. A list of features is available.

Built in 2018

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1778406
List Price	\$1,199,000
Sale Price	\$1,120,000
Sale Date	July 12th, 2024
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,647
Acres	3.27
Year Built	2018
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Mediterranean
Status	Sold

Community Information

Address	145 Hidden Hls
Subdivision	River Chase
City	New Braunfels
County	Comal
State	TX
Zip Code	78132-5234

Amenities

Amenities	Pool, Park/Playground, Sports Court, Basketball Court, BBQ/Grill, Clubhouse, Lake/River Park, Other - See Remarks, Tennis, Waterfront Access
Parking	Two Car Garage
Pool	Hot Tub

Interior

Interior	Separate Dining Room, Island Kitchen, Breakfast Bar, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Walk in Closets, Attic - Pull Down Stairs, Two Eating Areas, Two Living Area, Shop, Walk-In Pantry
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Disposal, Dishwasher, Smoke Alarm, Garage Door Opener, Carbon Monoxide Detector, Custom Cabinets, Double Ovens, Gas Cooking, Private Garbage Service, Propane Water Heater, Water Softener (owned), 2+ Water Heater Units
Heating	Central, Heat Pump, Zoned, 2 Units
Cooling	Two Central, Heat Pump, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	1
Stories	1

Exterior

Exterior	Stone/Rock, 4 Sides Masonry, Stucco
Exterior Features	Double Pane Windows, Mature Trees, Has Gutters, Patio Slab, Workshop
Lot Description	Cul-de-Sac/Dead End, Irregular, Mature Trees (ext feat), Level, 2 - 5 Acres, County Vlew, Gently Rolling, Guadalupe River, Partially Wooded, Secluded, Water Access, Xeriscaped
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal ISD
Elementary	HOFFMANN
Middle	Church Hill

High

Canyon