$1,250,000 - 201 Falling Hills, New Braunfels

MLS® #1932340

$1,250,000

3 Bedroom, 4.00 Bathroom, 3,500 sqft
Residential on 1.10 Acres

River Chase, New Braunfels, TX

HILL COUNTRY ELEGANCE. This luxury home has been lovingly designed and maintained by the original owners. From the custom-designed "Doubletrees" iron front entry doors to the custom-blended paint and special finishes from floor-to-ceiling that adorn every room, this home is one-of-a-kind. Every detail has been creatively crafted the professional hands of Susan Parker of Parker Studios Texas.

The property has been completely landscaped and maintained by experts from day one and protected from wildlife by steel fencing. Exterior details include bull rock borders on the foundation perimeter, retention borders in the garden beds, automatic watering system that services the huge yard as well as the custom made rain gate, home and landscape lighting, room in the yard for a large pool, steel-reinforced driveway for heavy vehicle use and security gates for ingress and egress. The expansive porch facing the back yard features automatic weather-sensing shades and an outdoor kitchen complete with a propane grill, fridge and granite counter tops. HVAC has electronic filters serviced by Airton. All windows and sliding glass door are made by Anderson. Audio/Visual 24/7 security system for the home and yard.

Enjoy historic Gruene, New Braunfels and Canyon Lake less than 15 minutes from your custom-made "Doubletrees" front door.

Built in 2014

Essential Information

ListingFeed	abor_vow
MLS® #	1932340
List Price	$1,250,000
Sale Price	$1,150,000
Sale Date	May 18th, 2022
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,500
Acres	1.10
Year Built	2014
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	201 Falling Hills
Subdivision	River Chase
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Utilities	Cable Available, Electricity Available, High Speed Internet Available, Underground Utilities
Features	Barbecue, Common Grounds/Area, Clubhouse, Community Mailbox, Fitness Center, Fishing, Gated, Playground, Park, Pool, Sport Court(s), Tennis Court(s), Trails/Paths
Parking	Additional Parking, Attached, Circular Driveway, Concrete, Door-Multi, Driveway, Electric Gate, Garage, RV Access/Parking, Garage Faces Side, See Remarks
# of Garages	3
Garages	Garage Door Opener
View	Hills
Waterfront	None

Interior

Interior	Brick, See Remarks, Tile, Wood
Appliances	Built-In Electric Oven, Convection Oven, Cooktop, Dryer, Dishwasher, ENERGY STAR Qualified Appliances, Electric Oven, Electric Water Heater, Free-Standing Refrigerator, Gas Cooktop, Disposal, Microwave, Propane Cooktop, Range Hood, Water Softener Owned, Self Cleaning Oven, See Remarks, Stainless Steel Appliance(s), Vented Exhaust Fan, Washer
Heating	Central, Electric, ENERGY STAR Qualified Equipment, Forced Air, Fireplace(s), Heat Pump
Cooling	Central Air, Ceiling Fan(s), Dual, Electric, ENERGY STAR Qualified Equipment, Heat Pump, Multi Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Electric, Raised Hearth, See Through, See Remarks, Stone, EPA Qualified Fireplace
# of Stories	1
Stories	One

Exterior

Exterior Features	Barbecue, Garden, Gas Grill, Lighting, Outdoor Grill, Private Yard, Rain Gutters, RV Hookup, See Remarks
Lot Description	Back Yard, Drip Irrigation/Bubblers, Front Yard, Garden, Gentle Sloping, Sprinklers In Rear, Sprinklers In Front, Landscaped, Native Plants, Sprinkler - Rain Sensor, Many Trees, Sprinklers Automatic, Sprinklers In Ground, Sprinklers Manual, Sprinklers On Side, Trees Large Size, Trees Medium Size, Trees Small Size
Windows	Blinds, Double Pane Windows, ENERGY STAR Qualified Windows, Plantation Shutters, Screens, See Remarks, Shutters, Wood Frames
Roof	Metal
Construction	HardiPlank Type, Stone, Stucco
Foundation	Slab

School Information

District	Comal ISD
Elementary	Hoffman Lane
Middle	Church Hill
High	Canyon