

\$1,245,989 - 194 Survista Lane, New Braunfels

MLS® #1965890

\$1,245,989

4 Bedroom, 3.00 Bathroom, 2,505 sqft

Residential on 5.92 Acres

River Chase 1, New Braunfels, TX

4/3 custom Hill Country Ranch home. Nestled in the middle of 5.92 acres, surrounded by beautiful trees and an entertainer's dream. Outdoor living area, outdoor kitchen, outdoor sitting area around the built-in fireplace...all surrounding the newly plastered swimming pool and free-standing hot tub. Enjoy the peace and quiet of living down a cul-d-sac with a fully fenced property. Upon entering the property, an automatic gate secures your entrance, drive in with massive areas of flat work to park your cars, entertain or store all your toys. Barn is almost fully insulated with a finished office and a separate finished multi-use area with two overhead doors. (Owners currently using it as a gym). Barn also has open area for animals or more storage. Chicken coop, fenced area with a heated and cooled "dog house"..plenty of room and amenities for your animals. This is a **MUST SEE!!!!** Private Guadalupe River access along with many neighborhood amenities.



Built in 2002

Essential Information

ListingFeed	abor_vow
MLS® #	1965890
List Price	\$1,245,989
Sale Price	\$995,000
Sale Date	August 15th, 2022
Bedrooms	4

Bathrooms	3.00
Full Baths	3
Square Footage	2,505
Acres	5.92
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	194 Survista Lane
Subdivision	River Chase 1
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Utilities	Cable Available, Electricity Available, Electricity Connected, High Speed Internet Available, Sewer Available, Sewer Connected, Water Available, Water Connected
Features	Clubhouse, Fishing, Playground, Park, Trails/Paths
Parking	Additional Parking, Driveway, Garage, Gated, Garage Faces Side
# of Garages	2
Garages	Garage Door Opener
View	Hills, Pasture
Waterfront	None
Has Pool	Yes

Interior

Interior	Concrete
Appliances	Dishwasher, Electric Range, Electric Water Heater, Free-Standing Electric Oven, Disposal, Microwave, Self Cleaning Oven
Heating	Central, Electric, Fireplace(s)
Cooling	Central Air, Ceiling Fan(s), Electric
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Outside, Stone, Wood Burning
# of Stories	1

Stories	One
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Exterior

Exterior Features	Dog Run, Exterior Steps, Kennel, Lighting, Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Yard, Cleared, Cul-De-Sac, Front Yard, Landscaped, Native Plants, Private, Many Trees
Windows	Screens
Roof	Metal
Construction	Stone
Foundation	Slab

School Information

District	Comal ISD
Elementary	Hoffman Lane
Middle	Church Hill
High	Canyon