

# \$1,250,000 - 1981 Hunters Cove, New Braunfels

MLS® #2304865

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## \$1,250,000

3 Bedroom, 3.00 Bathroom, 3,545 sqft  
Residential on 4.41 Acres

River Chase 10, New Braunfels, TX

Discover a luxurious Hill Country retreat where opulence meets natural beauty. This timeless masterpiece features a real limestone exterior, a durable metal roof, and a rain catchment system to nurture the landscaping and gardens. Perfectly designed for indoor or outdoor entertaining: Inside, the open floor plan seamlessly blends living, dining and kitchen spaces. Outside, the expansive front porch features the main outdoor living space with gas grill and warming drawer. The thoughtfully planned single story home features 3 bedrooms, a versatile library/4th bedroom, 3 full baths, and ADA accessibility. Additional features include Built-in bunk beds with storage underneath, vented electronics closet, and a display room. The primary suite features a resort-style bathroom with dual walk-in closets, two vanities, separate tub and shower. The kitchen boasts a Thermador 6-burner cook-top with griddle, double ovens, custom cabinets, and pull-out mixer stand. Efficiency meets comfort with two HVAC units and two Rinnai water heaters. Attic spaces offer versatility: one with HVAC units and a water heater, the other with reinforced floor and fixed staircase with abundant storage. The spacious 4.41 acre lot includes a pipe-fenced backyard/dog run, a treehouse, fire pit and trails around the entire property. Neighborhood amenities include a 32-acre park with pools, clubhouse, walking trails, fitness center, fishing pond, and Veteran's garden and a 58-acre private park on the Guadalupe River with



pavilion, camping areas, walking trails, picnic tables, playscape, and dinosaur tracks. Situated between San Antonio and Austin, and just minutes from Historic Gruene and Canyon Lake, this haven offers elegance and convenience. Comal ISD schools and no city taxes underscore the appeal of this exceptional home.

Agent Only Remarks:

Built in 2014

### Essential Information

ListingFeed	abor_vow
MLS® #	2304865
List Price	\$1,250,000
Sale Price	\$1,175,000
Sale Date	October 10th, 2023
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	3,545
Acres	4.41
Year Built	2014
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	1981 Hunters Cove
Subdivision	River Chase 10
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

### Amenities

Utilities Electricity Connected, Fiber Optic Available, Propane, Phone Available, Water Connected, Underground Utilities

Features	Barbecue, Clubhouse, Community Mailbox, Fitness Center, Playground, Park, Property Manager On-Site, Pool, Planned Social Activities, Sport Court(s), Trails/Paths
Parking	Additional Parking, Concrete, Driveway, Garage, Open, Garage Faces Side, Workshop in Garage
# of Garages	3
Garages	Garage Door Opener
View	Hills, Trees/Woods
Waterfront	None

### **Interior**

Interior	Tile, Wood
Appliances	Double Oven, Dishwasher, Exhaust Fan, Electric Oven, Disposal, Gas Range, Microwave, Water Softener Owned, Tankless Water Heater, Vented Exhaust Fan
Heating	Central, Electric, Fireplace(s), Heat Pump, Zoned
Cooling	Ceiling Fan(s), Electric, Heat Pump, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Starter, Raised Hearth, Wood Burning
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Dog Run, Gas Grill, Outdoor Grill, Playground, Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard, Irregular Lot, Native Plants, Many Trees, Trees Large Size
Windows	Double Pane Windows, Low Emissivity Windows, Window Coverings
Roof	Metal
Construction	Stone
Foundation	Slab

### **School Information**

District	Comal ISD
Elementary	Hoffman Lane
Middle	Church Hill
High	Canyon