

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

MLS® #4412792

\$1,199,000

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

River Chase 6, 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 adjacent full bath. 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	abor_vow
MLS® #	4412792
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 Residence
Status	Closed

Community Information

Address	145 Hidden Hills
Subdivision	River Chase 6
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Utilities	Cable Available, Electricity Connected, Fiber Optic Available, Propane, Phone Available, Water Connected, Underground Utilities
Features	Barbecue, Clubhouse, Community Mailbox, Fitness Center, Fishing, Playground, Park, Property Manager On-Site, Pool, Planned Social Activities, Sport Court(s), Tennis Court(s), Trails/Paths
Parking	Circular Driveway, Concrete, Door-Single, Garage, Garage Faces Side
# of Garages	2
Garages	Garage Door Opener
View	Hills, Panoramic, Trees/Woods
Waterfront	None

Interior

Interior	Brick, Carpet, Tile, Wood
Appliances	Double Oven, Dishwasher, Electric Oven, Gas Cooktop, Disposal, Gas Range, Ice Maker, Water Purifier Owned, Propane Cooktop, Tankless Water Heater, Vented Exhaust Fan
Heating	Central, Electric, Heat Pump, Zoned
Cooling	Central Air, Ceiling Fan(s), Heat Pump, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Starter, Raised Hearth, Wood Burning
# of Stories	1
Stories	One

Exterior

Exterior Features	Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Gentle Sloping, Moderate Trees, Pie Shaped Lot, Trees Large Size, Views, Xeriscape
Windows	Double Pane Windows, Drapes, Garden Window(s), Window Treatments
Roof	Metal
Construction	Stone Veneer, Stucco
Foundation	Slab

School Information

District	Comal ISD
Elementary	Hoffman Lane
Middle	Church Hill
High	Canyon