

\$1,350,000 - 411 Paradise Hills, New Braunfels

MLS® #7306433

\$1,350,000

4 Bedroom, 6.00 Bathroom, 5,597 sqft
Residential on 1.89 Acres

River Chase, New Braunfels, TX

HILL COUNTRY HILL TOP LUXURY ESTATE

Canavan & Frank Built, Architect Designed, Custom Home with Engineered Foundation, detached oversized 4 car garage with half bath & 1364SF guest quarters on perfectly planned 1.89 acre lot. Full Austin stone low maintenance exterior & private concrete circle drive. Covered front patio with wrought iron & mahogany double door opens to Great Room with 12ft high beamed ceilings, knotty alder display cabinetry & wall of windows overlooking 34x70 rear grand covered patio with outdoor wood burning fireplace, barrel ceiling & breath taking Hill Country Hill Top view. Gourmet kitchen with Viking Pro 6 burner cooktop, double convection oven, Ventahood Pro hood, granite counters, Blanco Silgranit sink, Austin stone backed breakfast bar, travertine backsplash, knotty alder custom cabinets, huge island, walk in pantry, separate butlers pantry & ENDLESS storage. Game Room with wood beamed ceiling & wood floor. Formal dining & full wet bar with 50 bottle wine cooler, Austin stone front, granite counters and travertine backsplash are perfect for entertaining. Master Suite with separate vanities & sinks, extensive built-ins, walk in closet, dual body massage showers & Kohler 6ft freestanding bathtub. Spacious secondary bedrooms & bathrooms with large walk-in closets. Utility room with built in desk & utility sink.

8 zone high efficiency Lenox HVAC system with individual room controls, 3 Rinnai



Tankless water heaters, lifetime standing seam metal roof, no mainance concrete patios, secondary stone patio for firepit & SO MUCH MORE! Riverchase amenities include Guadalupe River access, parks, walking trails, clubhouse, sports courts, community events, clubs & pools.

Built in 2006

Essential Information

ListingFeed	abor_vow
MLS® #	7306433
List Price	\$1,350,000
Sale Price	\$1,230,000
Sale Date	September 23rd, 2022
Bedrooms	4
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	5,597
Acres	1.89
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	411 Paradise Hills
Subdivision	River Chase
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Utilities Cable Available, Electricity Available, Electricity Connected, Natural Gas Not Available, High Speed Internet Available, Propane, Sewer Available, Sewer Connected, Water Available, Water Connected, Underground

Utilities

Features	Barbecue, Common Grounds/Area, Clubhouse, Community Mailbox, Conference/Meeting Room, Fitness Center, Fishing, Maintenance On-Site, Playground, Park, Property Manager On-Site, Pool, Planned Social Activities, Sport Court(s), Street Lights, Tennis Court(s), Trails/Paths
Parking	Additional Parking, Circular Driveway, Concrete, Driveway, Garage, Garage Faces Side
# of Garages	4
Garages	Garage Door Opener
View	Hills, Trees/Woods
Waterfront	None

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Electric Oven, Bar Fridge, Built-In Oven, Convection Oven, Double Oven, Dryer, Dishwasher, Exhaust Fan, Electric Oven, Gas Cooktop, Disposal, Microwave, Plumbed For Ice Maker, Water Softener Owned, Self Cleaning Oven, Stainless Steel Appliance(s), Water Softener, Tankless Water Heater, Wine Refrigerator
Heating	Central, Propane
Cooling	Central Air, Ceiling Fan(s), Electric, ENERGY STAR Qualified Equipment, Multi Units, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Gas Starter, Masonry, Outside, Stone, Wood Burning
# of Stories	1
Stories	One

Exterior

Exterior Features	Lighting, Private Entrance, Private Yard
Lot Description	Landscaped, Native Plants, Many Trees, Sprinklers Automatic, Subdivided, Trees Large Size, Trees Medium Size, Trees Small Size, Views
Windows	Blinds, Double Pane Windows, Insulated Windows, Low Emissivity Windows, Screens, Solar Screens
Roof	Metal
Construction	Stone, Stone Veneer
Foundation	Slab

School Information

District

Comal ISD

Elementary

Hoffman Lane

Middle

Church Hill

High

Canyon