

# \$1,300,000 - 568 Ash Juniper Drive, New Braunfels

MLS® #7420203

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## \$1,300,000

4 Bedroom, 3.00 Bathroom, 3,570 sqft  
Residential on 7.74 Acres

River Chase 3, New Braunfels, TX

Stunning parklike settings on 7.74 acres in River Chase on two lots. This home sits back off the road with a large, pebble circle drive with the most spectacular grand oak canopies to welcome you. Beautifully landscaped, sprinkler system, Koi pond with a waterfall, outdoor kitchen, decking, and stunning landscape lighting makes the grounds a real show stopper. Multiple dining areas inside and out, an oversized closet, office and a bonus room. There is a butlers pantry, walk-in pantry, gas cooking, dual kitchen islands. Soaring ceilings, impressive rock fireplace, stained glass accents, wood floors, 4 bedrooms, two and a half baths and a two car garage. There is a reverse osmosis/water softener in the garage that will convey. River Chase has the best amenities with a 58 acre river park with Guadalupe River access. HOA fees are only \$400 per year (\$200 per lot) with pool, trails, club house, fitness center, sports courts and playgrounds and river access all within 10 minutes of New Braunfels, Gruene and Canyon Lake.



Built in 2001

## Essential Information

ListingFeed	abor_vow
MLS® #	7420203
List Price	\$1,300,000
Sale Price	\$1,250,000

Sale Date	April 17th, 2024
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,570
Acres	7.74
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	568 Ash Juniper Drive
Subdivision	River Chase 3
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

### **Amenities**

Utilities	Above Ground Utilities
Features	Barbecue, Common Grounds/Area, Clubhouse, Playground, Pool, Sport Court(s), Trails/Paths
Parking	Additional Parking, Circular Driveway, Driveway, Garage, Inside Entrance, Lighted, Off Street, Parking Pad
# of Garages	2
Garages	Garage Door Opener
View	Hills, Trees/Woods
Waterfront	Pond, See Remarks

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Bar Fridge, Double Oven, Dishwasher, Gas Cooktop, Disposal, Gas Water Heater, Water Purifier Owned, Water Softener Owned
Heating	Central, Fireplace(s)
Cooling	Central Air, Dual
Fireplace	Yes
# of Fireplaces	1

Fireplaces Living Room

# of Stories 1

Stories One

### **Exterior**

Exterior Features Exterior Steps, Lighting, Outdoor Grill, Private Yard

Lot Description Cleared, Corner Lot, Gentle Sloping, Landscaped, Level, Private, Many Trees, Sprinklers In Ground

Windows Bay Window(s), Insulated Windows, Wood Frames

Roof Composition

Construction Masonry

Foundation Slab

### **School Information**

District Comal ISD

Elementary Hoffman Lane

Middle Church Hill

High Canyon