

\$1,149,900 - 190 Clear Ridge, New Braunfels

MLS® #9313220

\$1,149,900

4 Bedroom, 4.00 Bathroom, 3,706 sqft
Residential on 5.39 Acres

River Chase 3, New Braunfels, TX

Stunning property in River Chase with exclusive Guadalupe River Park access! With a unique exterior design that features two beautifully landscaped courtyards, this residence offers exceptional North-Western views from the back yard that features a covered porch with ceiling fans and built-in fireplace as well as an adjoining wood deck and in ground pool with attached heated spa. The open layout within the home connects the fireplace warmed living room to the dining room that is accentuated by wood and stone features that flow into the gourmet kitchen which is complete with expansive granite and natural stone countertops, 4-burner gas stove top, built-in Thermador oven, undercounter beverage fridge, and large island that grants additional storage and bar seating. Completing the main level is the Owner's suite which features an attached en suite with walk-in shower and jetted tub, an office nook, and private outdoor access to the back porch and courtyard. Through the courtyard you can access the garage or apartment above that is accessed separately. On the second floor you have two bedrooms, one of which is complete with an attached en suite and Juliette Balcony that overlooks the courtyard. Both are split by the landing area that grants you outdoor access to the uncovered and covered balcony allowing you to enjoy elevated North-Western views of the sunset.

Built in 2008



Essential Information

ListingFeed	abor_vow
MLS® #	9313220
List Price	\$1,149,900
Sale Price	\$1,100,000
Sale Date	December 27th, 2022
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,706
Acres	5.39
Year Built	2008
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	190 Clear Ridge
Subdivision	River Chase 3
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Utilities	Electricity Connected, Phone Available, Water Connected, Propane
Features	Clubhouse, Community Mailbox, Fitness Center, Playground, Park, Pool, Tennis Court(s), Trails/Paths
Parking	Circular Driveway, Driveway, Detached, Garage Faces Front, Open, Off Street, Paved, Garage Faces Side, Oversized, Parking Pad
# of Garages	3
View	Hills, Trees/Woods, Rural
Waterfront	None
Has Pool	Yes

Interior

Interior	Brick, Tile, Wood
Appliances	Built-In Electric Oven, Cooktop, Dishwasher, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Water Softener Owned, Tankless Water

	Heater, Vented Exhaust Fan, Wine Refrigerator
Heating	Central, Electric, Zoned
Cooling	Central Air, Ceiling Fan(s), Electric, Zoned, Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas Log, Gas Starter, Living Room, Outside, Stone, Wood Burning, Masonry, Propane
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Exterior Steps, Lighting, Uncovered Courtyard, Fire Pit, Gas Grill, Outdoor Grill
Lot Description	Cul-De-Sac, Gentle Sloping, Landscaped, Level, Native Plants, Many Trees, Sprinklers In Ground, Trees Large Size, Sloped Down
Windows	Double Pane Windows
Roof	Metal, Tile
Construction	Masonry, Stucco
Foundation	Slab

School Information

District	Comal ISD
Elementary	Hoffman Lane
Middle	Church Hill
High	Canyon