\$3,249,900 - 236 Riverfront Drive, New Braunfels

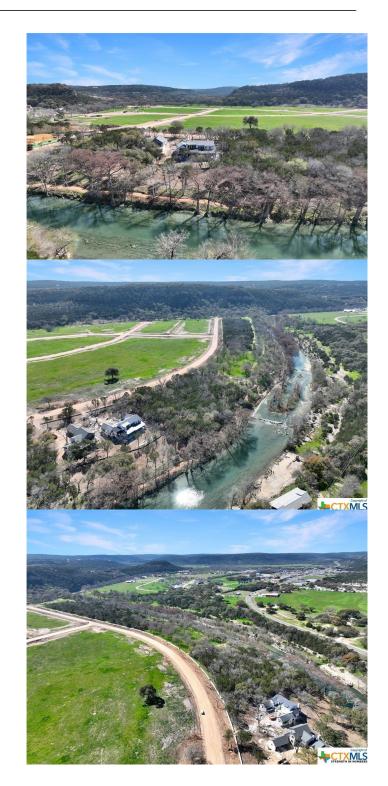
MLS® #537124

\$3,249,900

4 Bedroom, 5.00 Bathroom, 3,819 sqft Residential on 1.11 Acres

Bluffs On The Guadalupe, New Braunfels, Texas

Your future riverside retreat was designed by renowned central Texas builder, Keith Wing. Perched on 136' of Guadalupe Riverfront on a sprawling 1.11-acre lot adorned with majestic mature trees, this property promises a harmonious blend of natural beauty and modern convenience. Imagine hosting gatherings on the expansive covered patio, complete with a welcoming fireplace for chilly evenings. Delight your guests with culinary masterpieces from the outdoor kitchen, complete with a high-end BBQ grill, under-counter refrigerator, and convenient bar sink. And when the Texas sun blazes, cool off in the refreshing in-ground pool while soaking in panoramic river viewsâ€"a perfect setting for summer relaxation and fun. Step indoors and envision the towering vaulted beamed ceilings, adding a touch of rustic charm to the spacious, open floor plan. Indulge your culinary passions in the gourmet kitchen, outfitted with a professional-grade 48― 6-burner gas range, sleek quartz countertops, custom cabinetry, and even a wine refrigerator for those special occasions. Retreat to the luxurious owner's suite, where vaulted ceilings and private outdoor access provide a sanctuary-like ambiance. Share the riverside luxury with family and friends in the upstairs gaming area, complete with two sets of bunk beds for aquatic adventures on the Guadalupe River. Discover Canyon Lake & Gruene's charm just minutes away, and live music at the Whitewater Amphitheater, promising



unparalleled luxury and leisure.

Built in 2024

Essential Information

MLS® # 537124

Price \$3,249,900

Bedrooms 4

Bathrooms 5.00

Full Baths 4

Half Baths 1

Square Footage 3,819

Acres 1.11

Year Built 2024

Type Residential

Sub-Type Single Family

Style Hill Country, Traditional

Status Active

Community Information

Address 236 Riverfront Drive

Subdivision Bluffs On The Guadalupe

City New Braunfels

County Comal State Texas Zip Code 78132

Amenities

Utilities Cable Available, Electricity Available, High Speed Internet Available,

Propane, Phone Available, Trash Collection Private, Underground

Utilities

Features Clubhouse, Other, Park, See Remarks

Parking Attached, Door-Multi, Garage, Off Street, Parking Pad, Garage Faces

Side, Driveway Level

of Garages 3

Garages Garage Door Opener

View Hills, River, Water, Waterfront, Water Access

Is Waterfront Yes

Waterfront See Remarks, Water Access, Other

Interior

Interior Ceramic Tile, Wood, Carpet Free

Appliances Dishwasher, Disposal, Gas Range, Multiple Water Heaters, Propane

Water Heater, Range Hood, Tankless Water Heater, Vented Exhaust Fan, Some Gas Appliances, Built-In Oven, Microwave, Water Softener

Owned

Heating Central, Fireplace(s), Propane, Multiple Heating Units, Zoned

Cooling Central Air, 3+ Units, Zoned

Fireplace Yes # of Fireplaces 2

Fireplaces Fireplace Screen, Gas Log, Living Room, Propane, Stone, Outside

of Stories 2
Stories Two

Exterior

Exterior Features Covered Patio, Gas Grill, Outdoor Grill, Outdoor Kitchen, Patio, Security

Lighting, Propane Tank - Leased

Lot Description 136x380

Windows Double Pane Windows

Roof Metal

Construction Board & Batten Siding, Masonry, Stone Veneer, Stucco, Wood Siding

Foundation Slab

School Information

District Comal ISD Elementary Startzville

Middle Mountain Valley Middle School

High Canyon Lake High School

Additional Information

Date Listed March 15th, 2024

Days on Market 84 HOA Fees 400

HOA Fees Freq. Monthly

Listing Details

Listing Office Keller Williams Heritage

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