

\$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 136â€™™ 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 48â€™• 6-burner gas range, sleek quartz countertops, custom cabinetry, and even a wine refrigerator for those special occasions. Retreat to the luxurious ownerâ€™™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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