

\$299,000 - 189 Morning View Dr, New Braunfels

MLS® #1742817

\$299,000

Bedroom, Bathroom,
Land on 3.36 Acres

RIVER CHASE, New Braunfels, TX

EXCELLENT Opportunity in one of New Braunfels' most charming communities! Don't miss your chance to own a gorgeous, tree-covered 3+ acre corner lot with breathtaking views in the sought-after River Chase subdivision! Nestled at the end of a private, low-traffic street, this premium lot offers peace, privacy, and the perfect canvas to build your dream home in the heart of the Texas Hill Country. Located between Gruene and Canyon Lake, River Chase is known for its spacious lots, natural beauty, and exceptional amenities-HOA dues just \$300/year! Property owners enjoy access to a 58-acre gated private river park on the Guadalupe River with a covered pavilion and picnic areas *AND* a 38-acre clubhouse complex featuring 2 swimming pools, lighted tennis courts, a fitness center, and walking trails. There is also a stocked fishing pond for catch-and-release fun! Deed restriction minimum of 1,800 sq ft for single-story homes and 2,200 sq ft for two-story builds. This is a rare opportunity to secure a prime homesite with mature trees, rolling topography, and hill country views in a prestigious and well-established community. Bring your builder and your vision-your Hill Country dream starts here!



Essential Information

MLS® #	1742817
Price	\$299,000

Acres	3.36
Type	Land
Sub-Type	Residential Lot
Status	Active

Community Information

Address	189 Morning View Dr
Area	2616
Subdivision	RIVER CHASE
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Amenities	Clubhouse, Lake/River Park, Neighborhood Pool, Playground/Park, Stream/River, Tennis Courts
Utilities	None
Has Pool	Yes

Exterior

Lot Description	Undeveloped, Wooded
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School Information

District	Comal
Elementary	Hoffman Lane
Middle	Church Hill
High	Canyon

Additional Information

Date Listed	January 7th, 2024
Days on Market	666
Zoning	RESIDENTIAL

Listing Details

Listing Agent	Angela Bradley
Listing Office	Texas Haus Collective

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