

\$3,249,900 - 236 Riverfront Dr., New Braunfels

MLS® #1759195

\$3,249,900

4 Bedroom, 5.00 Bathroom, 3,819 sqft

Residential on 1.11 Acres

Bluffs on the Guadalupe, New Braunfels, TX

Welcome to your future riverside retreat, still under construction by the premier central Texas custom builder - Keith Wing, brimming with luxury and character. Situated on 136' of scenic Guadalupe Riverfront on a sprawling 1.11-acre lot adorned with majestic mature trees, this property offers the ultimate blend of natural beauty and modern convenience. Imagine entertaining in style on the expansive covered patio complete with a cozy fireplace for chilly evenings. Impress your guests with culinary delights from the outdoor kitchen, boasting leathered granite countertops, a BBQ grill, under-counter refrigerator, and bar sink. And when you need to beat the heat, cool off in the in-ground pool, the perfect spot for summer fun and relaxation while overlooking the river. Indoors - you can already see the towering vaulted beamed ceilings, which will feature a wood beam for a touch of rustic charm. The floors throughout the open, split floorplan will feature a beachy wood tone that beautifully complements the tile, creating a seamless and inviting atmosphere throughout the home. Get ready to indulge your culinary passions in the gourmet kitchen, a haven for chefs with its impressive 48" 6 burner gas range, sleek quartz countertops, custom cabinetry, and even a wine refrigerator for those special occasions. When the day winds down, retreat to the owner's suite, where vaulted ceilings and private outdoor access will create a luxurious ambiance. Pamper yourself in the spa-like en suite bathroom, designed to



offer a space of sanctuary and relaxation with a free-standing soaker tub and expansive walk-in shower. Ready to elevate your shower experience? You'll be able to instantly dial up the heat with the gas-fueled water heaters, transforming every shower into a luxurious sauna-like retreat. With one secondary bedroom on the main level, you will find two more bedrooms upstairs each featuring walk-in closets and one with an attached en suite. Be sure to share the riverside luxury with family and friends too! The upstairs gaming area will be finished out with two sets of bunk beds so everyone can visit and enjoy the aquatic adventures on the Guadalupe River! With endless water fun right at your doorstep, you might wonder why you'd ever want to leave. But with Canyon Lake just minutes away for a day of lake adventures, historic Gruene offering mouthwatering eats and charming boutiques, and the Whitewater Amphitheater just up the river, where live music echoes against limestone walls, there's always a new adventure waiting just around the corner!

Built in 2024

Essential Information

MLS® #	1759195
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 Detached
Style	Two Story, Texas Hill Country, Traditional
Status	Active

Community Information

Address	236 Riverfront Dr.
Area	2609
Subdivision	Bluffs on the Guadalupe
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Amenities	Clubhouse, Lake/River Park, Waterfront Access
Parking	Attached, Side Entry
View	Guadalupe River
Is Waterfront	Yes
Has Pool	Yes
Pool	In Ground Pool

Interior

Interior	Two Eating Areas, Two Living Area, Attic - Access only, Cable TV Available, Eat-In Kitchen, Game Room, High Ceilings, High Speed Internet, Island Kitchen, Liv/Din Combo, Laundry Main Level, Laundry Room, Open Floor Plan, Secondary Bedroom Down, Separate Dining Room, Telephone, Utility Room Inside, Walk in Closets, Walk-In Pantry
Appliances	Ceiling Fans, Carbon Monoxide Detector, Custom Cabinets, Disposal, Dryer Connection, Dishwasher, Gas Cooking, Gas Water Heater, Microwave Oven, Private Garbage Service, Propane Water Heater, Refrigerator, Self-Cleaning Oven, Water Softener (owned), Solid Counter Tops, Smoke Alarm, Stacked Washer/Dryer, Stove/Range, 2+ Water Heater Units, Vent Fan, Washer Connection
Heating	3+ Units, Central, Zoned
Cooling	Three+ Central, Zoned
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Glass/Enclosed Screen, Gas Logs Included, Living Room, Stone/Rock/Brick, Two
# of Stories	2.0
Stories	2

Exterior

Exterior	4 Sides Masonry, Stucco, Stone/Rock, Wood
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Exterior Features	Covered Patio, Double Pane Windows, Gas Grill, Outdoor Kitchen, Patio Slab, Mature Trees, Water Front Unimproved
Lot Description	1 - 2 Acres, Guadalupe River, Level, Mature Trees (ext feat), Other Water Access - See Remarks, Riverfront, Unimproved Water Front, Water View, Water Access, On Waterfront
Roof	Metal
Construction	New
Foundation	Slab

School Information

District	Comal
Elementary	STARTZVILLE
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	March 15th, 2024
Days on Market	599
HOA Fees	400.00
HOA Fees Freq.	Monthly

Listing Details

Listing Agent	Frank Baker
Listing Office	Keller Williams Heritage

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