

\$549,500 - 540 River Run 314, New Braunfels

MLS® #1824203

\$549,500

2 Bedroom, 2.00 Bathroom, 1,183 sqft
Condo/Townhome

N/A, New Braunfels, TX

NEW CONSTRUCTION CONDO ON THE GUADALUPE RIVER. Welcome to Rio Guadalupe Condos, where luxury living meets the tranquility of nature. This pristine Guadalupe riverfront view can be yours from the patio right outside your living room sliding doors. Imagine enjoying access to the Guadalupe River at the fourth crossing, offering the most picturesque views of the river and limestone bluffs. This third floor condo features a 2 bedroom, 2-bath layout across 1183 SF. The spacious covered patio allows you to immerse yourself in the soothing sights and sounds of the water. Nestled within a secure gated community, this condo exudes exclusivity and peace of mind. The interior boasts quartz countertops in the kitchen and baths, includes a full appliance package with a full-sized stackable washer & dryer, stainless steel refrigerator, stove, microwave, and dishwasher. The kitchen's convenient island area becomes a focal point for gatherings and culinary adventures. Enjoy the convenience of one covered assigned parking space and an additional unassigned spot. Some photos may be of the staged unit in that floor plan. Short-term rentals are allowed, providing flexibility for those looking to invest or enjoy their property seasonally. Amenities include swimming pool, private river access, controlled access gate, covered parking, security, dog park, pickle ball court, and storage units available for purchase. Enjoy the convenience of one covered assigned parking space and an



additional unassigned spot. Some photos may be of the staged unit in that floor plan. Additional 2&3 BR units available on 1st, 2nd & 3rd floor. Nearby attractions include the Whitewater music venue, the horseshoe portion of the river for tubing, kayaking, rafting, fly fishing, hiking, and wildlife viewing. Close to Canyon Lake, Gruene, and downtown New Braunfels, the condo offers easy access to day trips to Austin, San Marcos, Wimberley, Fredericksburg, and San Antonio. This condo is not just a home; it's a lifestyle choice that brings together luxury, comfort, and nature, offering a unique living experience where every moment is a serenade of the river's flow.

Built in 2024

Essential Information

MLS® #	1824203
Price	\$549,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,183
Year Built	2024
Type	Condo/Townhome
Sub-Type	Low-Rise (1-3 Stories)
Status	Active

Community Information

Address	540 River Run 314
Area	2609
Subdivision	N/A
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Amenities	Spa Adj/Pool, Extra Storage, On Waterfront, Lake/River Park, Waterfront Access, Sports Court, Partially Wooded, Mature Trees (ext feat), Secluded, Guadalupe River, Other Water Access - See Remarks, Dog Park
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View	Guadalupe River
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Is Waterfront	Yes
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Interior

Interior Features	One Living Area, Living/Dining Combo, Island Kitchen, 1st Floort Level/No Steps, Open Floor Plan, Laundry in Closet
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Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Stacked W/D Connection, Washer, Dryer, Stacked Washer/Dryer, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Stove/Range, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Vent Fan, Smoke Alarm, Custom Cabinets, Private Garbage Service
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Heating	Central
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Cooling	One Central
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Fireplaces	Not Applicable
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# of Stories	3.0
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Stories	3
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Exterior

Exterior	Stucco
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Construction	New
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School Information

District	Comal
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Elementary	Mountain Valley
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Middle	Mountain Valley
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High	Canyon Lake
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Additional Information

Date Listed	November 18th, 2024
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Days on Market	268
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HOA Fees	385.00
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HOA Fees Freq.	Monthly
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Listing Details

Listing Agent	Jay Gambrell
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Listing Office	Epique Realty LLC
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