

\$600,000 - 1516 Denise Drive, New Braunfels

MLS® #1873054

\$600,000

5 Bedroom, 4.00 Bathroom, 2,747 sqft

Residential on 0.18 Acres

GRUENE COURTYARD, New Braunfels, TX

Tucked between the legendary charm of Gruene Hall and the crystal-clear waters of the Guadalupe River, this exceptional five-bedroom, four-bath residence doesn't just offer a home—it offers a lifestyle that sophisticated buyers dream about but rarely find. Location is everything, and this address delivers everything: Minutes from Gruene's cobblestone streets, live music venues, and riverside dining. A short drive to New Braunfels' acclaimed wineries, Schlitterbahn, and downtown's burgeoning culinary scene. Quick IH-35 access puts you 30 minutes from San Antonio's culture and Austin's innovation, yet you're worlds away from the chaos. The home itself is a masterclass in thoughtful design: The first-floor primary suite is your private sanctuary—spa-inspired bath with soaking tub, frameless shower, and generous walk-in closet. A main-level guest suite offers multi-generational flexibility or the perfect executive home office. Upstairs, three additional bedrooms and an expansive game room provide space for everyone to spread out. The chef's kitchen commands attention: oversized island for gathering, professional-grade gas cooking, stainless appliances, and a walk-in pantry that actually fits your Costco runs. It flows effortlessly into living spaces designed for both grand entertaining and quiet evenings. Outside, your private retreat awaits: Extended covered patio with ceiling fans, custom deck for sunset cocktails, and a fully fenced backyard that's



equally suited for fire-pit gatherings or letting the dogs run. No HOA means no restrictions-add a pool, build a workshop, plant your vineyard. This is your canvas. The details that matter: Dual HVAC systems for customized comfort, owned water softener, granite throughout, designer finishes that won't date themselves, and the kind of floor plan that makes daily life feel effortless. This isn't just another listing-it's the rare combination of prime Hill Country location, thoughtful luxury, and absolute freedom to live life on your terms.

Built in 2013

Essential Information

MLS® #	1873054
Price	\$600,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,747
Acres	0.18
Year Built	2013
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Traditional
Status	Active

Community Information

Address	1516 Denise Drive
Area	2616
Subdivision	GRUENE COURTYARD
City	New Braunfels
County	Comal
State	TX
Zip Code	78130

Amenities

Amenities	None
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Parking	Two Car Garage
Pool	None

Interior

Interior	Two Living Area, Breakfast Bar, Walk-In Pantry, Utility Room Inside, Open Floor Plan, Laundry Main Level, Walk in Closets, Cable TV Available, High Speed Internet, Study/Library
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Disposal, Dishwasher, Water Softener (owned), Gas Cooking, Gas Water Heater
Heating	Central
Cooling	Two Central
Fireplaces	Not Applicable
# of Stories	2.0
Stories	2

Exterior

Exterior	Brick, Siding
Exterior Features	Covered Patio, Privacy Fence, Sprinkler System
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Call District
Middle	Call District
High	Call District

Additional Information

Date Listed	June 5th, 2025
Days on Market	151
HOA Fees	0.00

Listing Details

Listing Agent	Michael Schultz
Listing Office	Keller Williams Heritage

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