

\$1,315,000 - 140 Entre Rios, New Braunfels

MLS® #1880648

\$1,315,000

3 Bedroom, 4.00 Bathroom, 3,608 sqft

Residential on 1.01 Acres

RIVER PLACE AT GRUENE, New Braunfels, TX

Welcome to 140 Entre Rios Blvd, just minutes from Gruene Hall, this upgraded ranch style custom home is located in the very desirable neighborhood of River Place at Gruene. Residents enjoy exclusive access to a gated park on the Guadalupe River with a variety of outdoor activities including fishing and walking trails. The open floor plan features many upgrades and ample space for entertaining. The spacious living room boasts tiled linear gas fireplace, open dining & incredible island kitchen with striking granite, custom cabinetry, SS appliances. Enjoy a generous game room, rock wood burning fireplace & wet bar. Escape to a refined master bedroom with luxurious soaking tub and walk in shower, separate vanities, and flex room. Also includes two secondary bedrooms with ensuite & walk in closets. The vast windows provide natural light throughout the home and a relaxing view of the sparkling pool with water feature, fire bowls and hot tub. Newly added electric blinds provide instant privacy at the touch of a button. Schedule a tour before you miss out of this elegant property with a hill country resort feel.

Built in 2013

Essential Information

MLS® #	1880648
Price	\$1,315,000



Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,608
Acres	1.01
Year Built	2013
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	140 Entre Rios
Area	2616
Subdivision	RIVER PLACE AT GRUENE
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Amenities	Controlled Access, Lake/River Park
Has Pool	Yes
Pool	In Ground Pool, AdjoiningPool/Spa, Fenced Pool

Interior

Interior	Two Living Area, Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Game Room, Utility Room Inside, High Ceilings, Open Floor Plan, Pull Down Storage, Laundry Room, Walk in Closets, Attic - Pull Down Stairs
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Gas Cooking, Refrigerator, Disposal, Dishwasher, Water Softener (owned), Wet Bar, Smoke Alarm, Electric Water Heater, Garage Door Opener, Solid Counter Tops, Double Ovens, Custom Cabinets, 2+ Water Heater Units
Heating	Central, Heat Pump, 2 Units
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Two, Living Room, Wood Burning, Gas, Glass/Enclosed Screen, Game Room
# of Stories	1.0
Stories	1

Exterior

Exterior	Stone/Rock, Stucco
Exterior Features	Patio Slab, Covered Patio, Wrought Iron Fence, Double Pane Windows, Has Gutters, Partial Sprinkler System
Lot Description	1 - 2 Acres
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Hoffman Lane
Middle	Church Hill
High	Canyon

Additional Information

Date Listed	July 2nd, 2025
Days on Market	124
HOA Fees	2100.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Fernando Lozano
Listing Office	Pecan Tree Realty

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