

\$754,900 - 1547 Moon View, New Braunfels

MLS® #1882612

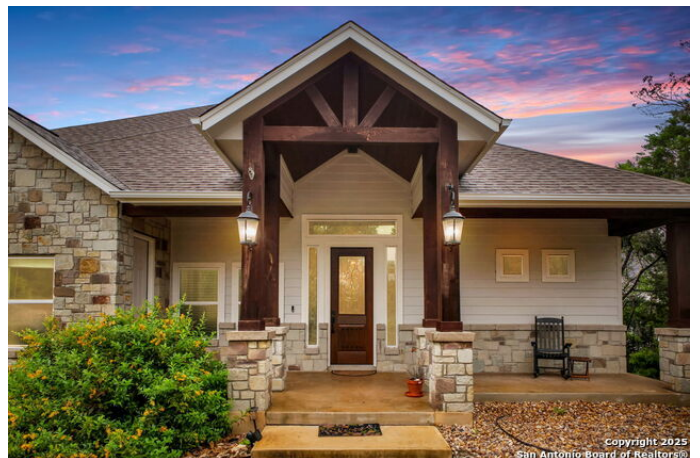
\$754,900

4 Bedroom, 5.00 Bathroom, 2,649 sqft

Residential on 1.10 Acres

SUMMIT, New Braunfels, TX

HIGHLY MOTIVATED SELLERS \$250K UNDER APPRAISED VALUE! Hill Country Dream Living on a 1-Acre Corner Lot - Minutes from the Guadalupe River, Canyon Lake, and Historic Gruene Welcome to your private Hill Country retreat, nestled on a beautifully landscaped 1-acre corner lot that perfectly blends rustic charm with modern luxury. Located just minutes from the sparkling waters of Canyon Lake, the flowing Guadalupe River, and the historic town of Gruene, this estate offers the best of Texas Hill Country living with thoughtful design and high-end finishes throughout. Main House - A Blend of Comfort, Style, and Craftsmanship Step through the solid oak front door with decorative glass insert into a home that radiates warmth and sophistication. You're immediately welcomed by a shiplap accent wall, elegant hanging chandelier, and barn-style sliding door leading into a private office-perfect for remote work or quiet reflection. Soaring high ceilings with exposed wood beams make the living area grand yet inviting. The open-concept kitchen is a true showstopper, featuring a large center island with power outlets, deep farmhouse sink, smooth cooktop range, double ovens, and custom cabinetry. Luxury Vinyl Plank (LVP) wood flooring runs throughout, complemented by floor plugs, 6-inch decorative baseboards, and detailed quarter round trim. Retreat to the serene master quarters, where every detail has been carefully curated-from the epoxy



floors and antique shiplap ceiling treatment to the recessed lighting and tongue-and-groove accents. The ensuite spa-like bathroom includes a large soaking garden tub, tiled walk-in shower, double vanities, a makeup niche, decorative wood-framed mirrors, and stylish wall sconces. A spacious walk-in closet ensures ample storage. With a total of 4 bedrooms and 4.5 bathrooms in the main residence, each guest room offers walk-in closets, ensuite full baths with walk-in showers, and marble vanities. A large pantry with an antique door adds both functionality and charm, while the oversized laundry room includes a sink, folding station, and custom cabinetry-washer and dryer convey. The mudroom is outfitted with a custom-built seating and shelving system to keep daily essentials organized. Enjoy year-round comfort on the large screened-in back patio with stamped decorative concrete, tongue-and-groove ceiling treatment, and scenic views of mature trees and lush landscaping. Other features include a wall pest control system, water softener, and all major appliances conveying with the home.

Exterior Highlights Stone and Hardie siding for long-lasting durability Architectural shingle roof with advanced ventilation and Vince head soffits Covered front sitting patio with cedar beam elevation - the perfect spot to unwind Professional landscaping on a 1-acre corner lot Mature trees providing natural shade and privacy Detached Guest House - Private, Spacious, and Stylish Ideal for extended family, guests, or even potential rental income, the 1,000 sqft guest home offers an open, airy layout with top-quality finishes. Inside, you'll find: 2 bedrooms and 2 full baths Open-concept living and kitchen area with high ceilings Custom cabinetry, oven/range combo, dishwasher, and split farm sink Luxury LBM wood floors with floor outlets Pantry and laundry room for added

functionality Ceiling fans, chandeliers, and recessed lighting throughout All appliances and lighting fixtures convey Whether you're entertaining on the back patio, relaxing in the master suite, or hosting guests in the private casita, this exceptional Hill Country estate offers space, style, and serenity all in one. With its unbeatable location near Canyon Lake and Gruene, high-end craftsmanship, and thoughtful design inside and out, this is more than a home-it's a lifestyle. Don't miss your chance to own this slice of Hill Country paradise. Schedule your private tour today

Built in 2016

Essential Information

MLS® #	1882612
Price	\$754,900
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,649
Acres	1.10
Year Built	2016
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Texas Hill Country
Status	Active Option

Community Information

Address	1547 Moon View
Area	2609
Subdivision	SUMMIT
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Amenities	Jogging Trails, Lake/River Park, Waterfront Access
Parking	Two Car Garage
View	Canyon Lake, Comal River, Guadalupe River
Has Pool	Yes
Pool	In Ground Pool

Interior

Interior	One Living Area, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Room, Walk in Closets, Attic - Partially Floored, Attic - Storage Only, Florida Room
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Washer, Dryer, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Stove/Range, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Electric Water Heater, Garage Door Opener, In Wall Pest Control, Smooth Cooktop, Solid Counter Tops, Custom Cabinets
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	Stone/Rock, Cement Fiber
Lot Description	On Greenbelt, Bluff View, County View, 1 - 2 Acres, Canyon Lake, Comal River, Corner, Gently Rolling, Guadalupe River, Mature Trees (ext feat), Other Water Access - See Remarks, Water Access
Roof	Heavy Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Mountain Valley
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed July 9th, 2025

Days on Market 115

HOA Fees 0.00

Listing Details

Listing Agent Austin Stevens

Listing Office Omni Capital Realty

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