

\$1,450,000 - 464 Paradise Hills, New Braunfels

MLS® #1885254

\$1,450,000

4 Bedroom, 4.00 Bathroom, 3,484 sqft

Residential on 1.03 Acres

RIVER CHASE, New Braunfels, TX

Amazing one of a kind custom built home on an acre in the hill country community of River Chase. True craftsmanship and premium materials, creating stunning living spaces. The sprawling modern floor plan features high ceilings, floor-to-ceiling windows, and stained wood T&G ceilings, flooding the interiors with abundant natural light. Custom ceiling and architectural details, upgraded light fixtures, a Cantera stone fireplace surround, and Versailles-pattern travertine flooring elevate the home's elegance. The chef's kitchen boasts Thermador stainless steel appliances, including a built-in refrigerator, dual dishwashers, a dual oven range, and an additional wall oven. The oversized master retreat offers herringbone-pattern wood floors, patio access, a spa-like bath with an oversized shower featuring three shower heads and a rain head, an expansive walk-in closet, and direct access to the study. Spacious guest suites come with large walk-in closets and built-in Murphy beds. Interior upgrades include an underground wine cellar, a two-story library with wood paneling on walls and ceilings, a temperature-controlled wine room, a central vacuum system, chiseled travertine, and herringbone wood flooring. Additional features are a slide-out coffee station in both the kitchen and master, old world stucco interior walls, powder bath, and guest room, and high-level granite and marble surfaces throughout. The serene outdoor space includes a large flagstone patio with a summer



kitchen, an outdoor TV enclosure, and an expansive 1-acre lot within River Chase, offering endless possibilities for customization and expansion. Exterior highlights include a tile roof, front and rear courtyards with flagstone floors and flower beds with drip irrigation, iron and glass doors, Cantera stone columns and fountain, and a circular driveway. This home is prewired for a pool, equipped with whole-house surge protection, a new HVAC system in the main house (less than one year old), a hide-a-hose vacuum system, a water softener, and whole-house audio. Additional features include an expansive 7000 sq. ft. driveway with enlarged parking and dyed concrete, a fully landscaped yard front and back, and irrigation and drip lines throughout the landscape. Over 100 square feet of front gated flagstone patio with water fountain area. Adjacent acre parcel is available as well. Community has swimming pool, work out facility & gated river park.

Built in 2012

Essential Information

MLS® #	1885254
Price	\$1,450,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,484
Acres	1.03
Year Built	2012
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Mediterranean
Status	Active RFR

Community Information

Address	464 Paradise Hills
Area	3100
Subdivision	RIVER CHASE
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Amenities	Waterfront Access, Pool, Tennis, Clubhouse, Park/Playground, Sports Court, Lake/River Park
Parking	Two Car Garage, Side Entry, Oversized
Pool	None

Interior

Interior	One Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Stove/Range, Gas Cooking, Refrigerator, Disposal, Dishwasher, Security System (Owned), Garage Door Opener, Solid Counter Tops, Double Ovens, Custom Cabinets
Heating	Central
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Two, Family Room
# of Stories	1.0
Stories	1

Exterior

Exterior	4 Sides Masonry, Stone/Rock, Stucco
Exterior Features	Patio Slab, Covered Patio, Gas Grill, Deck/Balcony, Sprinkler System, Double Pane Windows, Stone/Masonry Fence
Lot Description	1 - 2 Acres
Roof	Tile
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Hoffman Lane
Middle	Church Hill
High	Canyon

Additional Information

Date Listed	July 18th, 2025
Days on Market	107
HOA Fees	400.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Joe Corwin
Listing Office	Weichert, REALTORS - Corwin & Associates

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