

\$367,900 - 810 Wall, New Braunfels

MLS® #1897269

\$367,900

3 Bedroom, 2.00 Bathroom, 1,917 sqft
Residential on 0.15 Acres

Rivermill Crossing, New Braunfels, TX

SELLER'S LOSS IS BUYERS GAIN!! Seller closed in July. Family needs require him to return to city he relocated from. Inspections, survey, appraisal all available. Experience the charm of this exceptional home nestled in the highly the warmth and charm of this exceptional home nestled in the highly desirable Rivermill Crossing pocket community. Meticulously maintained, this hidden gem is located within the friendly New Braunfels loop, offering both comfort and convenience. Enjoy easy access to I-35 and everything the area has to offer, all while being tucked away in a serene neighborhood with charming sidewalks-perfect for leisurely walks with the pups or evening strolls. This inviting residence features three cozy bedrooms, two full bathrooms, and a versatile bonus room with glass doors-currently a home office and gym but easily adaptable to your needs. The open-concept living and dining areas are filled with natural light, creating a warm, welcoming atmosphere. The center island kitchen boasts granite countertops, a stylish tiled backsplash, a dedicated coffee and wine bar, and a counter-height breakfast bar that encourages gathering and connection. Durable, easy-care solid surface flooring flows throughout the home, eliminating the fuss of carpet and adding to the home's modern appeal. The private primary suite offers a tranquil retreat after a busy day, with a charming bay window seating area overlooking the backyard, bath featuring dual vanities, a soaking tub, a



separate shower, and an oversized walk-in closet. The secondary split bedrooms share a full bath, and all bedrooms plus the office feature elegant wood-look luxury vinyl plank flooring. Spacious laundry room located off the garage features a second refrigerator. Step outside to enjoy the beautifully xeriscaped front yard from your covered porch, and the partially flagstoned side and backyard-easy to maintain with low water usage, and perfect for outdoor gatherings. A large covered patio invites you to relax and entertain, while the fully permitted Tuff Shed offers a tidy and flexible space for a workshop, garden shed, or extra storage. Additional features include a water softener, sprinkler system, recent interior and exterior paint, a recently installed fence, and a brand-new roof (July 2025) with a transferable warranty-peace of mind for years to come. Ideally located just minutes from downtown New Braunfels and historic Gruene, with quick access to the Guadalupe and Comal Rivers. Seek out plenty of options with shopping, dining, wineries, music venues, and outdoor recreation. This home presents a wonderful opportunity to embrace a warm, inviting lifestyle in a prime location. Don't miss out on making this exceptional property your new home!

Built in 2014

Essential Information

MLS® #	1897269
Price	\$367,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,917
Acres	0.15
Year Built	2014
Type	Residential

Sub-Type	Single Family Detached
Style	One Story, Traditional
Status	Active Option

Community Information

Address	810 Wall
Area	2620
Subdivision	Rivermill Crossing
City	New Braunfels
County	Comal
State	TX
Zip Code	78130

Amenities

Amenities	None
Parking	Two Car Garage, Attached
Pool	None

Interior

Interior	One Living Area, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Utility Room Inside, Open Floor Plan, Pull Down Storage, High Speed Internet, Laundry Room, Walk in Closets, Attic - Pull Down Stairs
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Refrigerator, Disposal, Dishwasher, Water Softener (owned), Smoke Alarm, Electric Water Heater, Garage Door Opener, In Wall Pest Control, Solid Counter Tops, City Garbage service
Heating	Central, 1 Unit
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	Brick
Exterior Features	Patio Slab, Covered Patio, Privacy Fence, Sprinkler System, Double Pane Windows, Storage Building/Shed, Has Gutters
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Middle	Church Hill
High	Canyon

Additional Information

Date Listed	September 2nd, 2025
Days on Market	59
HOA Fees	288.40
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Julie Gezella
Listing Office	BHHS Don Johnson REALTORS - NB

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