

\$799,900 - 2259 Deer Run, New Braunfels

MLS® #1917464

\$799,900

4 Bedroom, 4.00 Bathroom, 2,700 sqft

Residential on 1.00 Acres

RIVER CHASE, New Braunfels, TX

Life in River Chase is all about embracing the Hill Country lifestyle-mornings on winding trails, afternoons fishing or floating the Guadalupe River, and evenings under expansive Texas skies. Residents enjoy 58 acres of private riverfront parkland for swimming, kayaking, and picnicking, plus a 32-acre clubhouse with pools, sports courts, fitness center, and gathering spaces that make every weekend feel like a retreat. Perched on a meticulously maintained acre, this home blends style, comfort, and practicality. A spacious workshop sits steps from the back patio, ready for hobbies, storage, or projects, while the covered patio overlooks a fenced yard framed by mature trees, creating an ideal space for entertaining or relaxing. Inside, natural light pours through expansive windows onto travertine and warm wood floors. The kitchen is a showpiece with leathered granite countertops, custom cabinetry, a large center island, and built-in appliances-perfect for both casual meals and lively gatherings. The owner's suite offers a private escape with patio access, a spa-style bath with soaking tub, and walk-in shower. Additional bedrooms provide flexibility and storage, including a guest suite with a kitchenette ideal for visitors or multi-generational living. With lush landscaping, a fenced dog run, and spaces made for both fun and tranquility, this property captures the essence of River Chase-laid-back luxury and outdoor adventure just minutes from the best of New Braunfels.



Built in 2013

Essential Information

MLS® #	1917464
Price	\$799,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,700
Acres	1.00
Year Built	2013
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Traditional
Status	Active

Community Information

Address	2259 Deer Run
Area	2609
Subdivision	RIVER CHASE
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Amenities	Waterfront Access, Pool, Park/Playground, Sports Court, Lake/River Park
Parking	Two Car Garage, Attached
Pool	None

Interior

Interior	One Living Area, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, High Speed Internet, Laundry Main Level, Laundry Room, Telephone, Walk in Closets, Attic - Access only
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Dishwasher, Vent Fan, Smoke Alarm, Electric

	Water Heater, Smooth Cooktop, Solid Counter Tops, Double Ovens, Custom Cabinets, 2+ Water Heater Units
Heating	Central, Zoned, 2 Units
Cooling	Two Central, One Window/Wall, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room, Wood Burning, Stone/Rock/Brick, Glass/Enclosed Screen
# of Stories	2.0
Stories	2

Exterior

Exterior	4 Sides Masonry, Stone/Rock, Stucco
Exterior Features	Patio Slab, Covered Patio, Privacy Fence, Sprinkler System, Storage Building/Shed, Has Gutters, Mature Trees, Wire Fence, Workshop
Lot Description	1/2-1 Acre, 1 - 2 Acres, Mature Trees (ext feat), Level, Water Access
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Hoffman Lane
Middle	Church Hill
High	Canyon

Additional Information

Date Listed	October 22nd, 2025
Days on Market	11
HOA Fees	300.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Frank Baker
Listing Office	Keller Williams Heritage

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