

# \$599,000 - 468 Shady Hollow, New Braunfels

MLS® #1556110

## \$599,000

3 Bedroom, 3.00 Bathroom, 2,848 sqft  
Residential on 1.06 Acres

River Chase, New Braunfels, TX

Private wooded 1.06 acre retreat in the desirable River Chase Neighborhood. Minutes to historic Gruene and Canyon Lake. Enjoy the 52 acre private river park, pool, tennis courts and fishing pond. The private access gate leads to an attached 2 car garage and workshop with built in shelving, work benches, lighting and electrical outlets. Interior features include an open concept with 2 dining areas, spacious kitchen and fireplace. A high ceilinged master suite leads to a private bath with 2 walk-in closets, garden tub, custom walk-in shower and dual vanities. Secondary bedrooms both feature walk-in closets. Upstairs media room features a full bath for optional use as a 4th bedroom. Back patio with a fenced courtyard leads to a completely fenced yard with mature oaks and garden boxes ready for planting.

Built in 2008

## Essential Information

MLS® #	1556110
Price	\$599,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,848
Acres	1.06
Year Built	2008



Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Texas Hill Country
Status	Active

### Community Information

Address	468 Shady Hollow
Subdivision	River Chase
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

### Amenities

Amenities	Controlled Access, Pool, Clubhouse, Park/Playground, Jogging Trails, Bike Trails, BBQ/Grill
Parking	Two Car Garage
Pool	Hot Tub

### Interior

Interior	Two Living Area, Two Eating Areas, Island Kitchen, Walk-In Pantry, Study/Library, Media Room, Utility Room Inside, Pull Down Storage, Cable TV Available, Laundry Main Level, Laundry Room, Walk in Closets, Attic - Pull Down Stairs
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Stove/Range, Disposal, Dishwasher, Smoke Alarm, Security System (Owned), Electric Water Heater, Garage Door Opener, Smooth Cooktop, Solid Counter Tops, Private Garbage Service, Satellite Dish (owned)
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One
# of Stories	2
Stories	2

### Exterior

Exterior	4 Sides Masonry
Exterior Features	Covered Patio, Partial Fence, Partial Sprinkler System, Storage

	Building/Shed, Has Gutters, Mature Trees, Dog Run Kennel, Wire Fence, Workshop
Lot Description	1 - 2 Acres
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

### **School Information**

District	Comal ISD
Elementary	Hoffman Lane
Middle	Church Hill
High	Canyon

### **Listing Details**

Listing Office	Core 35 Realty LLC
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