

\$574,900 - 207 River Chase Way, New Braunfels

MLS® #1556771

\$574,900

3 Bedroom, 3.00 Bathroom, 2,346 sqft
Residential on 1.74 Acres

River Chase, New Braunfels, TX

AMAZING OPPORTUNITY to live in one of the highly sought after Premier Hill Country Neighborhoods! RIVER CHASE is a hidden gem with so many amenities! This 1.736 ACRE LOT is loaded with Mature Aged Oak Trees that scatter all over the property. The home is thoughtfully laid out with the Master Suite on one side of the house and the remaining bedrooms on the other. Open concept is the theme throughout, with the Kitchen overlooking the Living Room, Breakfast Area, Breakfast Bar and Dining Room. The Foyer is breathtaking with it's High Ceilings!! Enjoy the wood burning fireplace during those cold winter nights! Bedrooms 2 & 3 have a Jack and Jill Bathroom with separate vanities and combo Shower/Tub. Enjoy Surround Sound in almost every room with controls. The 2 car detached garage has a covered breezeway with an entry door to Utility/Laundry Room! The back yard has plenty of space to build a workshop or put in a pool! Nice sized raised garden ready to go! There are 2 HOA PARKS! The Club House, Tennis Courts, Basketball Courts, Walking Trails, Bike Trails, Kids Play Area, Stocked Pond, huge fields, sit on one and the GATED 58 Acre waterfront Park is a MUST SEE with direct access to the Guadalupe River, more walking trails, Tennis Courts, Kids Playscape, Picnic Area, Over night Camping Area, Private Restrooms, etc..... HOME COMES WITH 13 MO. HOME WARRANTY PAID BY SELLER!!! ALL APPLIANCES CONVEY!!! 45 Bottle Wine



frig built-in! WASHER & DRYER CONVEY and
are only 1 month old!!!! Refrigerator coveys!!
All furniture is available for sale! SURVEY
already done! WOWWW!!!! Come and make
this home your own!

Built in 2002

Essential Information

MLS® #	1556771
Price	\$574,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,346
Acres	1.74
Year Built	2002
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Mediterranean
Status	New

Community Information

Address	207 River Chase Way
Subdivision	River Chase
City	New Braunfels
County	Comal
State	TX
Zip Code	78132-5210

Amenities

Amenities	Pool, Tennis, Clubhouse, Park/Playground, Jogging Trails, Bike Trails, Basketball Court, Other - See Remarks, Lake/River Park
Parking	Two Car Garage, Detached, Rear Entry
Pool	None

Interior

Interior	One Living Area, Separate Dining Room, Island Kitchen, Breakfast Bar,
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Walk-In Pantry, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Walk in Closets, Attic - Pull Down Stairs

Appliances Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Washer, Dryer, Cook Top, Built-In Oven, Microwave Oven, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Security System (Owned), Electric Water Heater, Garage Door Opener, Plumb for Water Softener, Smooth Cooktop, Custom Cabinets, Private Garbage Service, Pre-Wired for Security

Heating Central, Other

Cooling Two Central

Fireplace Yes

of Fireplaces 1

Fireplaces One, Living Room, Family Room, Wood Burning

of Stories 1

Stories 1

Exterior

Exterior 4 Sides Masonry, Stucco

Exterior Features Patio Slab, Deck/Balcony, Sprinkler System, Double Pane Windows, Has Gutters, Mature Trees, Other - See Remarks

Lot Description Mature Trees (ext feat), 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 Keller Williams Heritage

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