

\$3,390,000 - 535 Vista Del Rio, New Braunfels

MLS® #1896354S

\$3,390,000

5 Bedroom, 7.00 Bathroom, 7,014 sqft

Residential on 0.64 Acres

Vista Del Rio, New Braunfels, TX

Experience luxury waterfront living at 535 Vista Del Rio, a stunning 7,014 sq. ft. home located in the exclusive gated community of Vista Del Rio. Offering both lakefront and canal access, this residence was designed for comfort, entertainment, and peace of mind with every detail considered. Inside, the home features 5 spacious bedrooms, 5 full baths, and 2 half baths. The chef's kitchen is equipped with commercial-grade appliances including a 48" Wolf gas range, Sub-Zero refrigerator, dual dishwashers, and wine fridge. Multiple living spaces include three living rooms, a game room, home gym, office, and a steam room with whirlpool tub. Architectural details such as wood-framed windows, tongue-and-groove ceilings, shiplap accents, and wood flooring bring warmth and style. Additional highlights include three fireplaces (two gas with log starters), an elevator, and two wet bars-one in the guest quarters with microwave, sink, and mini fridge, and another in the family room with full bar setup, ice maker, built-in liquor storage, and sink. The exterior is built for lakeside living and entertaining. A 48'x16' pool with 10'x7' hot tub is complemented by a poolside cabana with kitchenette, two outdoor kitchens, fire pit, and expansive patios. The waterfront includes a pier with boathouse and lift with electronic boat cover, separate boat tie-up, and a second canal-side pier. Additional features include a 4-car garage with built-ins and epoxy floors, dedicated lake storage, sprinkler system, lawn lighting, and an



indoor/outdoor surround sound system. Systems and utilities provide security and efficiency: four tankless water heaters, water softener, 26kW generator, three HVAC units, security system with cameras, and a serviced termite bait system along the perimeter. The Lake McQueeney dam is scheduled for completion December 19, with the lake projected to be filled and ready for recreation in the spring.

Essential Information

MLS® #	1896354S
Price	\$3,390,000
Bedrooms	5
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	7,014
Acres	0.64
Type	Residential
Sub-Type	Single Family Detached
Style	Traditional, 3 or More, Texas Hill Country
Status	Pending
Has Pool	Yes
Pool Description	Hot Tub, In Ground Pool, Pool is Heated

Water Feature/View

Is Waterfront	Yes
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Community Information

Address	535 Vista Del Rio
Area	2707
Subdivision	Vista Del Rio
City	New Braunfels
County	Guadalupe
State	TX
Zip Code	78130

Amenities

Amenities	Controlled Access, Boat Ramp, Waterfront Access
# of Garages	4

Interior

Interior	Two Living Area, Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Walk-In Pantry, Study/Library, Loft, Utility Room Inside, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Room, Walk in Closets, Attic - Partially Finished, Attic - Partially Floored, Attic - Pull Down Stairs, Game Room, Laundry Upper Level, Media Room
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Washer, Dryer, Microwave Oven, Stove/Range, Gas Cooking, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Vent Fan, Smoke Alarm, Gas Water Heater, Garage Door Opener, Plumb for Water Softener, Solid Counter Tops, Double Ovens, 2nd Floor Utility Room, Carbon Monoxide Detector, Custom Cabinets, Gas Grill, Private Garbage Service, Propane Water Heater, Security System (Leased), 2+ Water Heater Units, Wet Bar
Heating	Central, 3+ Units
Cooling	Three+ Central
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Living Room, Three+, Family Room, Gas, Gas Starter, Gas Logs Included, Stone/Rock/Brick, Wood Burning
Stories	3+

Exterior

Exterior	4 Sides Masonry, Stucco, Stone/Rock, Wood
Exterior Features	Patio Slab, Covered Patio, Privacy Fence, Sprinkler System, Has Gutters, Special Yard Lighting, Mature Trees, Other - See Remarks, Bar-B-Que Pit/Grill, Double Pane Windows, Deck/Balcony, Dock, Gas Grill, Outdoor Kitchen, Water Front Improved, Wrought Iron Fence
Lot Description	1 - 2 Acres, Lakefront, Water View, On Waterfront
Roof	Heavy Composition, Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Seguin
Elementary	Mcqueeney

Middle	Seguin
High	Seguin

Additional Information

Date Listed	August 20th, 2025
Days on Market	28
HOA Fees	1000
HOA Fees Freq.	Annually
Gated Community	Yes