

# \$499,000 - 540 River Run 204, New Braunfels

MLS® #552744

**\$499,000**

3 Bedroom, 2.00 Bathroom, 1,172 sqft  
Residential on 5.54 Acres

Rio Guadalupe Condos, New Braunfels, Texas

"LUXURY RIVERFRONT VACATION HOME..GREAT QUALITY & PRICE!!" This 3 bedroom/ 2 bath RIVERFRONT CONDO is located on one of the nicest parts of the GUADALUPE RIVER in the exclusive Rio Guadalupe Condominiums. Great TROUT FISHING & KAYAKING. The canopy of trees creates a park like setting. Just down from WHITEWATER AMPHITHEATER at Canyon Lake. Comes FULLY FURNISHED and has an unobstructed 2nd floor RIVER CANYON VIEW. One of the few units with direct access to the ONLY ELEVATOR in the complex. EASY & PRIVATE access to the Guadalupe River. Its conveniently located close to recreational activities, restaurants and retail in Canyon Lake. Unit comes with COVERED + additional open PARKING. Be sure to ask about a GREAT OPPORTUNITY to secure one of the few ONSITE STORAGE UNITS. Owner occupy OR use as a VACATION HOME. Offering a community pool, and dog park area. This community provides a CALM, and RELAXING environment ALL year long.

Built in 2014

## Essential Information

MLS® #	552744
Price	\$499,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,172
Acres	5.54
Year Built	2014
Type	Residential
Sub-Type	Condominium
Style	Hill Country
Status	Active Under Contract
Has Pool	Yes

### **Water Feature/View**

View	River, Water
Is Waterfront	Yes
Water Body	Guadalupe River

### **Community Information**

Address	540 River Run 204
Subdivision	Rio Guadalupe Condos
City	New Braunfels
County	Comal
State	Texas
Zip Code	78132

### **Amenities**

Utilities	Cable Available, Electricity Available, High Speed Internet Available, Trash Collection Private
Features	Barbecue, Community Pool, Dog Park, Elevator, Gated, Park, Storage Facilities
Parking Spaces	1
Parking	Detached Carport

### **Interior**

Interior	Carpet, Ceramic Tile
Appliances	Dishwasher, Electric Range, Microwave, Oven, Range, Some Electric Appliances
Heating	Electric
Cooling	Electric, OneUnit
Fireplaces	None
# of Stories	1

Stories	One
---------	-----

**Exterior**

Exterior Features	Balcony, Covered Patio, Elevator, Lighting, Security Lighting, Storage
Roof	Metal
Construction	Masonry, Stone Veneer
Foundation	Permanent, Slab

**School Information**

District	Comal ISD
----------	-----------

**Additional Information**

Date Listed	August 6th, 2024
Days on Website	352
Days on Market	427
HOA Fees	385
HOA Fees Freq.	Monthly
Gated Community	Yes

The information being provided by the Central Texas MLS is exclusively for consumers' personal, non-commercial use, and it may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. The data is deemed reliable but is not guaranteed accurate by the MLS.