

\$549,500 - 540 River Run 314, New Braunfels

MLS® #562445

\$549,500

2 Bedroom, 2.00 Bathroom, 1,183 sqft

Residential on 5.50 Acres

Rio Guadalupe Condos, New Braunfels, Texas

NEW CONSTRUCTION CONDO ON THE GUADALUPE RIVER. Welcome to Rio Guadalupe Condos, where luxury living meets the tranquility of nature. This pristine Guadalupe riverfront view can be yours from the patio right outside your living room sliding doors. Imagine enjoying access to the Guadalupe River at the fourth crossing, offering the most picturesque views of the river and limestone bluffs. This 3rd floor condo features a 2 bedroom, 2-bath layout across 1183 SF. The spacious covered patio allows you to immerse yourself in the soothing sights and sounds of the water. Nestled within a secure gated community, this condo exudes exclusivity and peace of mind. The interior boasts quartz countertops in the kitchen and baths, includes a full appliance package with a full-sized stackable washer & dryer, stainless steel refrigerator, stove, microwave, and dishwasher. The kitchen's convenient island area becomes a focal point for gatherings and culinary adventures. Enjoy the convenience of one covered assigned parking space and an additional unassigned spot. Some photos may be of the staged unit in that floor plan.

Short-term rentals are allowed, providing flexibility for those looking to invest or enjoy their property seasonally. Amenities include swimming pool, private river access, controlled access gate, covered parking, security, dog park, pickle ball court, and storage units available for purchase. Additional 2&3 BR units available on 1st, 2nd & 3rd floor. Nearby



attractions include the Whitewater music venue, the horseshoe portion of the river for tubing, kayaking, rafting, fly fishing, hiking, and wildlife viewing. Close to Canyon Lake, Gruene, and downtown New Braunfels, the condo offers easy access to day trips to Austin, San Marcos, Wimberley, Fredericksburg, and San Antonio. This condo is not just a home; it's a lifestyle choice that brings together luxury, comfort, and nature, offering a unique living experience where every moment is a serenade of the river's flow.

Built in 2024

Essential Information

MLS® #	562445
Price	\$549,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,183
Acres	5.50
Year Built	2024
Type	Residential
Sub-Type	Condominium
Status	Active
Has Pool	Yes

Water Feature/View

View	River, Water
Is Waterfront	Yes
Water Body	Guadalupe River

Community Information

Address	540 River Run 314
Subdivision	Rio Guadalupe Condos
City	New Braunfels
County	Comal
State	Texas

Zip Code 78132

Amenities

Utilities Cable Available, Fiber Optic Available, High Speed Internet Available, Trash Collection Private, Underground Utilities

Features Dog Park, Elevator, Park, Sport Court(s), Community Pool, Gated

Parking Spaces 1

Parking Detached Carport

Interior

Interior Carpet, Tile

Appliances Dryer, Dishwasher, Electric Cooktop, Electric Range, Electric Water Heater, Disposal, Refrigerator, Range Hood, Washer, Some Electric Appliances, Cooktop, Microwave, Range

Cooling OneUnit

Fireplaces None

of Stories 1

Stories One, Other

Exterior

Exterior Features Balcony, Dog Run, Elevator, Outdoor Shower, Storage

Roof Metal

Construction Masonry, Stone Veneer

Foundation Slab

School Information

District Comal ISD

Elementary Mountain Valley Elementary

Middle Mountain Valley Middle School

High Canyon Lake High School

Additional Information

Date Listed November 13th, 2024

Days on Website 353

Days on Market 237

HOA Fees 385

HOA Fees Freq. Monthly

Gated Community Yes

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