

\$2,225,000 - 1379 Bellesop Boulevard, New Braunfels

MLS® #575212

\$2,225,000

5 Bedroom, 6.00 Bathroom, 4,283 sqft

Residential on 0.73 Acres

High Cotton Estates, New Braunfels, Texas

Do not miss this stunning home on the high banks of the Guadalupe River, positioned on an impressive .73-acre parcel with over 131 ft of waterfront access. The property has easy access to Gruene, downtown New Braunfels, 337, and I-35. Maintained with the utmost care, and attention to detail, this home is quite a property to see. Situated in High Cotton Estates, a small subdivision, which epitomizes quiet river living, spanning over 4,283 sq ft, which includes the main home and a guest garage cottage, as well as meticulously landscaped grounds. Beautiful outdoor living features a pool, a spa, an indoor-outdoor patio, with an entertainment area that includes TV access, a refrigerator, and a freezer for poolside entertaining. Included in the outdoor living area is a bathroom and storage cottage, a private Riverview deck with an elevator to Guadalupe River access. With 3 bedrooms 3 1/2 baths in the main home, and 2 bedrooms 2 baths in the garage cottage, every aspect of the property is designed to inspire and delight. Included with the Riverfront property is storage for 4 vehicles with a circular driveway that welcomes guests and friends to visit. The home features travertine floors, as well as stone and tile backsplashes in all the bathrooms and kitchen. Included in the grand kitchen is an island made of luxury granite, surrounded by custom wood kitchen cabinets. The space features a decorative copper vent hood with a stone backsplash, a built-in refrigerator, a microwave, an oven, and Blanco



sinks. Included in the high-end finishes are New Orleans Bevelo outdoor propane and electric lighting, professional outdoor lighting in both front and back yards, and a finished driveway featuring river gravel and a stone, making it a decorative solid surface. Come out and take a look!

Built in 2016

Essential Information

MLS® #	575212
Price	\$2,225,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,283
Acres	0.73
Year Built	2016
Type	Residential
Sub-Type	Single Family
Style	Hill Country
Status	Pending
Has Pool	Yes

Water Feature/View

View	River, Water, Pool
Is Waterfront	Yes
Water Body	Guadalupe River

Community Information

Address	1379 Bellesop Boulevard
Subdivision	High Cotton Estates
City	New Braunfels
County	Comal
State	Texas
Zip Code	78130

Amenities

Utilities	Propane
Features	None, Street Lights
Parking	Carport, Circular Driveway, Detached, Garage
# of Garages	4
Garages	Garage Door Opener

Interior

Interior	Carpet, Ceramic Tile
Appliances	Cooktop, Dishwasher, Disposal, Double Oven, Dryer, Gas Cooktop, Microwave, Multiple Water Heaters, Propane Water Heater, Range Hood, Refrigerator, Some Electric Appliances, Washer, Water Softener Owned
Heating	Multiple Heating Units
Cooling	Electric, ThreeOrMoreUnits
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Bedroom, Den, Electric, Outside, Propane, Stone
# of Stories	1
Stories	One

Exterior

Exterior Features	Balcony, Covered Patio, Enclosed Porch, Patio, Porch, Private Yard, Propane Tank - Owned, Water Feature
Windows	Window Treatments
Roof	Concrete, Tile
Construction	Masonry, Stone Veneer
Foundation	Slab

School Information

District	Comal ISD
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Additional Information

Date Listed	April 10th, 2025
Days on Website	185
Days on Market	159

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