

\$598,000 - 540 River Run 112, New Braunfels

MLS® #580723

\$598,000

3 Bedroom, 2.00 Bathroom, 1,410 sqft
Residential on 5.50 Acres

Rio Guadalupe Condos, New Braunfels, Texas

Guadalupe River?front living at its finest!
Nestled in the gated Rio?Guadalupe
Condominiums, this ground-level unit places
you steps from the riverâ€™s clear blue water,
towering cypress and pecan trees, and iconic
Fourth Crossing off River Road limestone
bluffs. Spend your mornings watching kayaks
and paddle boards drift by from an oversized
covered patio, then head straight down the
private river path for tubing, fly-fishing, or a
lazy swim. A resort-style pool, elevator service,
covered parking, controlled-access gate, and
an on-site outfitter round out the carefree Hill
Country lifestyle.

Inside, an open-concept layout highlights
1,410 ?sq?ft of thoughtfully designed
spaceâ€™three generous bedrooms, two full
baths, and a light-filled living/dining area
anchored by a wall of glass that slides open to
the patio. Finishes include granite counters,
upgraded stainless appliances
(refrigerator++washer/dryer convey), 42-inch
cabinetry, wood-look tile flooring runs through
the living areasâ€™durable enough for wet
flip-flops, stylish enough for dinner with friends,
and plush carpet in bedrooms. The
ownersâ€™ suite features a vanity bath and
walk-in closet, while two guest rooms easily
flex as bunk space or a home office. HVAC
and electric systems are energy-efficient, and
construction was completed in 2017 for
low-maintenance peace of mind.



Short-term rentals are allowed, creating strong income potential when youâ€™re not enjoying the condo yourself. Minutes to Whitewater Amphitheater, Canyon?Lake, Gruene, and the shopping and dining of New?Braunfels, with easy access to both Austin and San Antonio. Whether youâ€™re seeking a weekend escape, full-time residence, or STR investment, Unit?112 delivers the perfect blend of modern comfort and authentic Texas Hill Country river life.

Built in 2017

Essential Information

MLS® #	580723
Price	\$598,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,410
Acres	5.50
Year Built	2017
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 112
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	May 21st, 2025
Days on Website	143
Days on Market	104
HOA Fees	385
HOA Fees Freq.	Monthly
Gated Community	Yes

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