

# \$479,000 - 540 River Run 102, New Braunfels

MLS® #589988

**\$479,000**

2 Bedroom, 2.00 Bathroom, 1,135 sqft  
Residential on 5.54 Acres

Rio Guadalupe, New Braunfels, Texas

Enjoy a Piece of the Guadalupe River!  
Go to youtube 540 River Run 102 to see  
videos of this condo.

Welcome to 540 River Run 102 – your  
front-row seat to Texas Hill Country’s most  
beloved vacation destination. Whether  
you’re seeking a weekend escape,  
short-term rental investment, or a full-time  
retreat, this ground-floor condo places you  
steps from the river’s edge and in the  
heart of New Braunfels’ river life.

Slide open the floor-to-ceiling glass doors and  
be instantly drawn to the shimmering  
Guadalupe River just beyond your patio.  
You’ll love watching the water glisten while  
sipping your morning coffee or unwinding after  
a day of floating, fishing, or relaxing in the sun.

Just a short walk to Rio Guadalupe Resort &  
Tube Co., you’re perfectly positioned near  
one of the top river drop-in points at  
Horseshoe Bend. Spend your days tubing,  
kayaking, paddleboarding, or fly fishing—and  
your nights enjoying the vibrant Hill Country  
scene.

This Hill Country oasis offers a rare  
opportunity to own a piece of paradise.

Highlights include:

• First-floor convenience



• Private patio with scenic river and cliff views

• Open floor plan, granite countertops, and spacious bedrooms

• Gated community with pool and private river access

• Fully furnished and turnkey”perfect for personal use or as a short term rental

\* Close to restaurants, grocery and shopping

You’re also minutes from Whitewater Amphitheater, Canyon Lake, and all the fun and charm that New Braunfels has to offer. And close to restaurants, grocery store and shopping.

This isn’t just a vacation! it’s a lifestyle.

Built in 2010

## Essential Information

MLS® #	589988
Price	\$479,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,135
Acres	5.54
Year Built	2010
Type	Residential
Sub-Type	Condominium
Status	Active

## Water Feature/View

View	River
Is Waterfront	Yes

Water Body	Guadalupe River
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### Community Information

Address	540 River Run 102
Subdivision	Rio Guadalupe
City	New Braunfels
County	Comal
State	Texas
Zip Code	78132

### Amenities

Utilities	None
Features	Community Pool, Gated, Park
Parking Spaces	1
Parking	Detached Carport

### Interior

Interior	Carpet, Ceramic Tile
Appliances	Dishwasher, Disposal, Dryer, Electric Range, Microwave, Oven, Refrigerator, Washer
Heating	Electric
Cooling	Electric, OneUnit
Fireplaces	None
# of Stories	1
Stories	One

### Exterior

Exterior Features	Covered Patio, Outdoor Grill
Roof	Metal
Construction	Stucco
Foundation	Slab

### School Information

District	Comal ISD
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### Additional Information

Date Listed	August 16th, 2025
Days on Website	56
Days on Market	18
HOA Fees	385

HOA Fees Freq. Monthly

Gated Community Yes

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