

# \$520,000 - 540 River Run 305, New Braunfels

MLS® #9543019

## \$520,000

2 Bedroom, 2.00 Bathroom, 1,136 sqft  
Residential on 5.54 Acres

Rio Guadalupe Ph II, New Braunfels, TX

Welcome to your dream getaway or income-producing investment in Rio Guadalupe! This beautifully maintained third-floor riverfront condo overlooks the peaceful Guadalupe River and is nestled within a sought-after gated community. Whether you're enjoying the community swimming pool or stepping down to the riverfront for tubing and relaxation, this location offers the best of Hill Country living. The fully furnished condo features an abundance of natural light and a spacious, open layout. The well-appointed kitchen is complete with granite countertops, stainless steel appliances, and a convenient breakfast bar-perfect for entertaining or enjoying a quiet morning coffee. Each room offers generous space and comfort, while the large balcony provides serene water views with no upstairs neighbors to disturb the peace. The oversized attic is a great space that allows the option for extra storage. Covered parking and extra storage are available for added convenience. Whether you're looking for a primary residence, a vacation home, or a proven Airbnb rental, this property checks all the boxes. Located just minutes from the famous Whitewater Amphitheater, the Horseshoe for tubing adventures, Canyon Lake, and local dining and shopping options-this condo is perfectly positioned for fun and relaxation. Centrally located and move-in ready, it's time to experience riverfront living at its best!



Built in 2014

## Essential Information

MLS® #	9543019
Price	\$520,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,136
Acres	5.54
Year Built	2014
Type	Residential
Sub-Type	Condominium
Status	Active
Has Pool	Yes

## Water Feature/View

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

## Community Information

Address	540 River Run 305
Area	CM
Subdivision	Rio Guadalupe Ph II
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

## Amenities

Utilities	Electricity Connected, Phone Available, Water Connected
Features	Common Grounds/Area, Dog Park, Fishing, Pet Amenities, Pool
Parking	Additional Parking, Assigned, Carport, Parking Lot, Covered, Permit Required

## Interior

Interior	Carpet, Tile
Appliances	Washer/Dryer Stacked, Dishwasher, Exhaust Fan, Electric Range, Electric Water Heater, Microwave, Refrigerator

Heating	Central, Electric
# of Stories	1
Stories	One

## Exterior

Exterior Features	Balcony, Exterior Steps
Lot Description	Moderate Trees, Views
Roof	Metal
Construction	Stone, Stucco
Foundation	Slab

## School Information

District	Comal ISD
Elementary	Mountain Valley
Middle	Mountain Valley Middle
High	Canyon Lake

## Additional Information

Date Listed	July 28th, 2025
Days on Website	75
Days on Market	1
HOA Fees	385
HOA Fees Freq.	Monthly

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