

\$1,149,900 - 190 Clear Ridge, New Braunfels

MLS® #00190

\$1,149,900

4 Bedroom, 4 Bathroom, 3,706 sqft

Residential on 5.39 Acres

River Chase, New Braunfels, Texas

Spectacular property located in the established and sophisticated River Chase subdivision with Guadalupe River Park Access! This unique 3,206 sqft. residence is perfectly situated on over 5 acres and back ups to a large ranch which in turn offers uninterrupted North-Western views to enjoy on the covered back porch. This Mediterranean styled residence invites you through the charming courtyard as you enter the home. The open layout and split design of the home are textured and accentuated by the natural stone & brick features, wood beamed ceilings and unique tile work throughout. Through the archway and into the living room you will notice a masonry gas fireplace and expansive windows as you continue into the adjoining dining place that offers ample space and outdoor access. The gourmet kitchen features a five star commercial grade four gas burner stove top, complete with griddle for an exceptional cooking experience along with the built-in thermador oven and microwave. The granite and natural stone countertops grant ample room for prepping and hosting at the large center island that also grants additional bar seating, extra shelving and storage that can also be found within the drawer shelving equipped pantry and walk-in pantry. On the main level of the residence is the Owner's Suite, creating a relaxing ambience as you have private outdoor access to the beautiful courtyard and to the covered back porch through beautiful French doors. Completing the



space youâ€™ll find an office nook, dual closets with built-in features and hanging racks and attached en suite that offers separate dual vanities, a jetted soakers tub and tiled walk-in shower with dual and rain shower heads. As you pass by the laundry room, which is complete with ample tile counterspace and sink, you can make your way through the courtyard and into the three car garage or up the stairs to the private 500 sqft. garage apartment, beautifully designed with a built-in bed, living area, full bathroom and space for a kitchenette to accommodate visiting family and guests. On the secondary level of the residence is two more bedrooms, both featuring walk-in closets and one that is complete with a Juliette balcony and attached en suite. Through the landing area that is furnished with a built-in desk and shelving, you have outdoor access to a balcony that is both covered and uncovered, complete with ceiling fan and placing you perfectly to enjoy elevated sunset views. Down below, the back yard was designed to entertain. With over 1,000 sqft of covered porch space, complete with a built-in fireplace, ceiling fans and Built-in Speakers and accompanied by a wood deck complete with trellis and artificial turf, thereâ€™s no option but to enjoy the exceptional Hill Country views from the In-Ground pool, adjoined heated spa or at one of the outdoor landing areas where you can tie a hammock and enjoy a stunning sunset.

Built in 2008

Essential Information

MLS® #	00190
Price	\$1,149,900
Bedrooms	4
Bathrooms	4
Half Baths	1

Square Footage	3706
Acres	5.39
Year Built	2008
Type	Residential
Status	Sold

Community Information

Address	190 Clear Ridge
Subdivision	River Chase
City	New Braunfels
State	Texas
Zip Code	78132

Amenities

Features	Dishwasher, Fireplace, Hardwood Floors, Living Room, Microwave, Swimming Pool
# of Garages	1

Interior

Stories	2
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Exterior

Lot Description	5.39
Lot Size	5

School Information

District	Comal ISD
Elementary	Hoffman Lane
Middle	Church Hill
High	Canyon