

\$3,249,900 - 236 Riverfront Dr. , New Braunfels

MLS® #000236

\$3,249,900

4 Bedroom, 4 Bathroom, 3,819 sqft
Residential on 1.11 Acres

The Bluffs on the Guadalupe, New Braunfels,
Texas

<center>

<h1>Video Tour</h1>

<p class="video"><iframe title="YouTube
video player"
src="https://www.youtube.com/embed/L-y96_j
RSc4" width="560" height="315"
frameborder="0"
allowfullscreen="allowfullscreen"></iframe></p>
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<p>Welcome to your future riverside
retreat, newly constructed by the
premier central Texas custom builder –
Keith Wing, brimming with luxury and
character. Situated on 136' of scenic
Guadalupe Riverfront on a sprawling 1.11-acre
lot adorned with majestic mature trees, this
property offers the ultimate blend of natural
beauty and modern convenience. Imagine
entertaining in style on the expansive covered
patio complete with a cozy fireplace for chilly
evenings. Impress your guests with culinary
delights from the outdoor kitchen, boasting
leathered granite countertops, a BBQ grill,
under-counter refrigerator, and bar sink. And
when you need to beat the heat, cool off in the
in-ground pool, the perfect spot for summer
fun and relaxation while overlooking the river.
Indoors – you can already see the
towering vaulted beamed ceilings, which will
feature a wood beam for a touch of rustic
charm. The floors throughout the open, split
floorplan will feature a beachy wood tone that



beautifully complements the tile, creating a seamless and inviting atmosphere throughout the home. Get ready to indulge your culinary passions in the gourmet kitchen, a haven for chefs with its impressive “ 6 burner gas range, sleek quartz countertops, custom cabinetry, and even a wine refrigerator for those special occasions. When the day winds down, retreat to the owner’s suite, where vaulted ceilings and private outdoor access will create a luxurious ambiance. Pamper yourself in the spa-like en suite bathroom, designed to offer a space of sanctuary and relaxation with a free-standing soaker tub and expansive walk-in shower. Ready to elevate your shower experience? You’ll be able to instantly dial up the heat with the gas-fueled water heaters, transforming every shower into a luxurious sauna-like retreat. With one secondary bedroom on the main level, you will find two more bedrooms upstairs each featuring walk-in closets and one with an attached en suite. Be sure to share the riverside luxury with family and friends too! The upstairs gaming area will be finished out with two sets of bunk beds so everyone can visit and enjoy the aquatic adventures on the Guadalupe River! With endless water fun right at your doorstep, you might wonder why you'd ever want to leave. But with Canyon Lake just minutes away for a day of lake adventures, historic Gruene offering mouthwatering eats and charming boutiques, and the Whitewater Amphitheater just up the river, where live music echoes against limestone walls, there's always a new adventure waiting just around the corner!</p>

Built in 2024

Essential Information

MLS® #	000236
Price	\$3,249,900

Bedrooms	4
Bathrooms	4
Half Baths	1
Square Footage	3819
Acres	1.11
Year Built	2024
Type	Residential
Status	Active

Community Information

Address	236 Riverfront Dr.
Subdivision	The Bluffs on the Guadalupe
City	New Braunfels
State	Texas
Zip Code	78132

Amenities

Features	Dishwasher, Family Room, Fireplace, Hardwood Floors, Living Room, Microwave, Swimming Pool, Riverfront, Waterfront
# of Garages	4
Waterfront Type	Guadalupe River
Waterfront Footage	136
Water Feature/View	Guadalupe River

Interior

Stories	2
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Exterior

Lot Description	1.11
Lot Size	1

School Information

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

Additional Information

Short Term Rental Allowed	yes
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