

# \$1,375,000 - 380 Rio Drive, New Braunfels

MLS® #380

**\$1,375,000**

6 Bedroom, 6 Bathroom, 3,898 sqft

Residential on 0.48 Acres

Villa Rio, New Braunfels, Texas

The vote passed! We are getting our dam back! See [www.lakedunlap.org](http://www.lakedunlap.org) for more information. In the meantime, enjoy time on the water kayaking or fishing with 100+ feet of improved waterfront amongst the clearest waters of any of the area's river lakes. The boat house with lifts features one personal watercraft lift accompanied by a floating jet ski slip. The unique floating steps grants easy access in and out of the lake to enjoy the cooling waters of the Guadalupe and basking in the sun. The gentle slope from the river leads you to a magnificent home that is perched perfectly above the lake waters. You are welcomed by a quaint paver patio leading you up to the tiered outdoor living area that was designed for entertaining. With an open concept in mind, this outdoor space features a built-in kitchen, recessed lighting, ceilings fans, easy care concrete flooring and exceptional views of the lake waters. Access to the home is easy - you can enter the residence by taking the stairs or the elevator!! This home features a large Waupaca Elevator for easy access to all three levels of the home. On the main level, you are greeted by rich features and an open floorplan, ideal for large gatherings. The chef's kitchen features a gas cook top and dual built-in ovens accompanied by expansive granite counter tops that offer ample space for meal preparations and dining with additional breakfast bar seating. Tucked in next to the kitchen but open to the living area is a dining space with exceptional views of the lake.



Moving into the living space you are inspired by the expansive window bringing in copious amounts of natural light that offer impressive views of Lake Dunlap. Featuring a split design, the Owner’s suite features a sitting area, large en suite, impressive walk-in closet and desirable views of the lake with the comfort of privacy. Two additional bedrooms also offer attached en suites, providing additional privacy for guests. The upper level features two additional bedrooms and full bathrooms. The abundance in parking makes it easy for friends and family to join in on the summer fun while storing boats and jet skis. Included in the 1800+ sq. ft. of covered patio space is ample storage for all your water toys and accessories. Enjoy warm summer days either on the refreshing waters of Lake Dunlap or on the shaded patio enjoying a southern breeze.

Built in 2011

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | 380         |
| Price          | \$1,375,000 |
| Bedrooms       | 6           |
| Bathrooms      | 6           |
| Half Baths     | 1           |
| Square Footage | 3898        |
| Acres          | 0.48        |
| Year Built     | 2011        |
| Type           | Residential |
| Status         | Sold        |

**Community Information**

|             |               |
|-------------|---------------|
| Address     | 380 Rio Drive |
| Subdivision | Villa Rio     |
| City        | New Braunfels |
| State       | Texas         |
| Zip Code    | 78130         |

**Amenities**

|                    |                                                                                 |
|--------------------|---------------------------------------------------------------------------------|
| Features           | Carport, Dishwasher, Family Room, Living Room, Microwave, Lakefront, Waterfront |
| # of Garages       | 2                                                                               |
| Waterfront Type    | Lakefront                                                                       |
| Waterfront Footage | 103'                                                                            |
| Water Feature/View | Lakefront                                                                       |

**Interior**

|         |   |
|---------|---|
| Stories | 2 |
|---------|---|

**Exterior**

|                 |      |
|-----------------|------|
| Lot Description | 0.48 |
|-----------------|------|

**School Information**

|            |                 |
|------------|-----------------|
| District   | Comal           |
| Elementary | Goodwin Frasier |
| Middle     | Church Hill     |
| High       | Canyon          |

**Additional Information**

|                           |    |
|---------------------------|----|
| Short Term Rental Allowed | no |
|---------------------------|----|