

# \$549,900 - 540 River Run #101, New Braunfels

MLS® #0000540

**\$549,900**

3 Bedroom, 2 Bathroom, 1,172 sqft  
Condo/Townhome on 5.5 Acres

Rio Guadalupe Condos, New Braunfels,  
Texas

<center>

<h1>Video Tour</h1>

<p class="video"><iframe title="YouTube  
video player"

src="https://www.youtube.com/embed/EnnFM-  
ZKGI8" width="560" height="315"

frameborder="0"

allowfullscreen="allowfullscreen"></iframe></p>

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<p>Riverfront living never looked so good. Set within a gated community shaded by mature oaks, this ground-level condo puts you steps from the water's edge and delivers the kind of lifestyle that most only get to enjoy on vacation. Whether you're unwinding on your private covered patio, walking straight into the Guadalupe River for a quick dip, or kicking back poolside with neighbors, life here moves at the perfect pace—slow when you want it, adventurous when you don't. Inside it feels like an extension of the outdoors. Sliding glass doors lead you from the open living room straight to your riverside patio, letting in natural light and that unmistakable river breeze. Durable wood-look tile flooring runs throughout, creating a clean, cohesive look that's ready for bare feet and sandy toes. The kitchen is well-equipped for everyday meals and weekend entertaining, featuring granite countertops, a raised breakfast bar, custom oak cabinetry with roll-out shelving, and updated light fixtures.



Need a spot for wine glasses and extra float gear? The hallway offers smart built-ins and extra closet space, along with a tucked-away utility closet for your stackable washer and dryer. The owner's suite includes a private walk-in closet and en-suite bathroom with a granite-topped vanity and walk-in shower. Two additional bedrooms also feature walk-in closets and share a full guest bath—ideal for hosting friends and family who'll want to visit again and again. Covered parking, on-site storage, and beautifully maintained grounds add everyday ease to this riverfront retreat. And with short-term rentals allowed, this property doubles as an incredible income opportunity in one of New Braunfels's most desirable locations. It's not just a condo—it's a front-row ticket to riverfront relaxation, adventure, and everything in between.

Built in 2010

### Essential Information

MLS® #	0000540
Price	\$549,900
Bedrooms	3
Bathrooms	2
Square Footage	1172
Acres	5.50
Year Built	2010
Type	Condo/Townhome
Status	Sold

### Community Information

Address	540 River Run #101
Subdivision	Rio Guadalupe Condos
City	New Braunfels
State	Texas
Zip Code	78132

**Amenities**

Features	Carport, Living Room, Microwave, Swimming Pool, Riverfront, Waterfront
Waterfront Type	Guadalupe River
Waterfront Footage	283
Water Feature/View	Guadalupe River
Lake Description	Guadalupe River

**Interior**

Stories	1
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**Exterior**

Lot Description	Guadalupe River
Lot Size	5.5

**School Information**

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

**Additional Information**

Short Term Rental Allowed	yes
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