

1238 River Enclave — New Braunfels

3 Bedrooms | 2.5 Baths | custom home | 1 story | 2-Car Oversized Garage
3009 Sq. Ft. | 18,256 Lot Sq. Ft. | Built 2009



NEIGHBORHOOD

- Private access to Guadalupe River for River Enclave homeowners only (improvements underway)
- Only 17 homes in River Enclave Community
- Low HOA, low tax rate

HIGHLIGHTS

- Custom home on premier lot, cul-de-sac street
- Mediterranean design & Texas charm
- Meticulously maintained home
- Private backyard — wooded, mature trees, new privacy cedar fence along back line of property
- Private access from primary bedroom to lower balcony deck with spa, private sitting area & access to right side yard (grass)
- Generator (Generac, 24 kw, gas, whole home)
- Tankless water heaters (2 units)
- AC (2 units — 3.5 ton & 1.5 ton)
- Full gutters with Leaf Filter gutter guards on all
- The property & surrounding properties have never flooded. The property sits 2 ft above new flood zone.
- 'Seasonal Creek' water feature — detailed on last page

EXTERIOR FEATURES

- Stone & stucco elevation with custom wood garage doors
- Mediterranean design & Texas charm, custom home
- Wrought iron fencing
- Upper & lower balcony decks, TREX decking, wood plank ceilings
- Oversized 2-car garage with workshop room
- Double wide driveway
- Grand double entry doors, wood with beveled glass panes & arched transom window
- Gas lantern exterior front light fixtures
- Expansive outdoor living space with multi-level decks & area for outdoor grill with 2 plumbed gas line connections & electricity line for future additions to the area
- Spa hot tub (for relaxation & hydrotherapy - serviced weekly (new heating element, new circuit board, new control panel)
- 2 side yards (1-turf & 1-grass), wooded backyard area
- Full sprinkler system — automated
- Full gutters with Leaf Filter gutter guards
- Fully fenced side yards, backyard
- Private & wooded
- 'Seasonal Creek'- water view — detailed on last page

INTERIOR FEATURES

- Custom designed additions
- High-end luxury finishes & fixtures
- Architectural arches & niches that add Old World Charm
- 14' ceilings with custom wood coffered ceiling details in family room
- Grand double entry doors, wood with beveled glass panes & arched transom window
- Natural stone travertine flooring throughout main areas, kitchen, baths & laundry, wood floors in primary suite
- Plantation shutters & custom window coverings
- Formal foyer with storage closet
- FAMILY ROOM: sprawling view of home & backyard, open to kitchen, triple wood, French doors open to back balcony decks & yard, coffered wood ceilings, massive stone fireplace with Old World design
- KITCHEN: gourmet kitchen, high-end stainless appliances, 6-burner gas range with convection oven & warming drawer, dishwasher, microwave, stone range hood, expansive island with breakfast bar seating, custom cabinetry with built-in amenities & soft-close, abundance of storage & counter space, accent lighting, large walk-in pantry, open to family room & dining/breakfast area
- FAMILY ROOM: grand room, 14' coffered wood ceilings, rich wood accents, wall of windows with incredible back views, Old World designed stone fireplace, open to kitchen
- DINING/BREAKFAST ROOM: custom built-in cabinetry with glass panel doors & counter space, large windows with backyard views, open to kitchen & family room
- WINE GROTTO BAR: private room, custom cabinetry with glass panel doors, counter space, wine storage, copper sink, hand-painted tile backsplash, wine fridge, ice maker, custom crystal chandelier, arched window with plantation shutters
- PRIMARY SUITE: private vestibule entry, high ceilings, sitting area alcove, wood flooring, large windows with plantation shutters, private door with access to lower balcony deck, spa, backyard & right-side yard,
- PRIMARY BATH: luxury spa bath, soaking tub, large walk-in shower features stone surround, seating & dual shower system with rainfall shower head & hand shower connection, double sinks, separate vanity/dressing area, linen closet, impressive walk-in closet with built-in amenities & shelving (15' x 12')
- Large secondary bedrooms with walk-in closets
- Secondary bathroom with luxury finishes
- Powder bath with enhanced custom details, Venetian mirror & vanity, marble counters, glass vessel sink
- Large laundry room with sink, cabinetry, storage closet
- Surround sound system
- Tankless water heaters
- Pre-wired security system (owned)
- High-Efficiency HVAC systems with digital thermostats

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Kitchen – 17 x 17

- Gourmet kitchen, open to family room & dining/breakfast area
- High-end stainless appliances: 6-burner gas range with convection oven & warming drawer, microwave, dishwasher
- Stone range hood
- Expansive island with breakfast bar seating
- Custom cabinetry with built-in amenities, soft-close
- Abundance of counter & cabinet space
- Accent lighting and pendant lights
- Large walk-in pantry
- Natural stone travertine flooring

Dining/Breakfast Area – 17 x 8

- Custom built-in cabinetry with glass panel doors & counter space
- Large windows with expansive back views
- Open to kitchen & family room
- Natural stone travertine flooring

Wine Grotto Bar – 7 x 6

- Private room
- Custom cabinetry with glass panel doors, counter/bar space, wine storage
- Copper sink
- Hand-painted tile backsplash
- Wine fridge
- Ice maker
- Custom crystal chandelier
- Ample storage
- Arched window with plantation shutters
- Natural stone travertine flooring

Family Room – 24 x 23

- Grand room with rich, wood accents
- 14' coffered, wood ceilings
- Wall of windows with incredible back views & abundance of light
- Triple wood, French doors open to back balcony decks & yard
- Old World designed fireplace
- Open to kitchen
- Natural stone travertine flooring

Primary Suite – 23 x 16

- Private vestibule entry
- Sitting area alcove
- Large windows with plantation shutters
- Private doors with access to lower balcony deck, spa, backyard & right-side yard
- Luxury wood flooring

Primary Bathroom – 17 x 12

- Luxury spa bath
- Soaking tub
- Large walk-in shower with stone surround, seating, shampoo shelves, dual shower system with rainfall shower head & hand shower connection, glass door entry
- Double sinks with separate vanity/dressing area
- Luxury fixtures & finishes

- Linen closet
- Impressive walk-in closet with built-in amenities & shelving (15' x 12')
- Natural stone travertine flooring

Bedroom 2 – 15 x 14

- Spacious with large walk-in closet
- High ceilings
- Full bathroom – shared with bedroom 3

Bedroom 3 – 14 x 12

- Spacious with large walk-in closet
- High ceilings
- Shared bath with bedroom 4

Full Bathroom 2

- Shared with bedrooms 2 & 3
- Marble countertops
- Custom cabinetry
- Luxury fixtures & finishes
- Large walk-in shower with stone tile surround
- Linen closet
- Natural stone travertine flooring

Powder Bathroom

- Enhanced custom details
- Luxury finishes & fixtures
- Venetian mirror & vanity
- Marble countertop
- Glass vessel sink
- Picture window with plantation shutters
- Natural stone travertine flooring

Laundry Room – 8 x 7

- Built-in cabinetry with storage & counter space
- Utility sink
- Storage closet
- Picture window with plantation shutters
- Natural stone travertine flooring

Garage - Attic

- Oversized 2-car garage with custom wood garage doors
- Garage door keypad on exterior
- Double-wide driveway
- Large workshop area in garage with storage
- Door to backyard from garage
- Stairs to large walk-in attic
- Floored attic for storage & room to build out

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Patio - Backyard

- Expansive outdoor living space with multi-level decks & area for outdoor grill with 2 plumbed gas line connections & electricity line for future additions to the area
- Spa hot tub (for relaxation & hydrotherapy - serviced weekly (new heating element, new circuit board, new control panel)
- 2 side yards (1-turf & 1-grass), wooded backyard area
- Upper & lower balcony decks, TREX decking, wood plank ceilings
- Wrought iron fencing on side yards
- Privacy, cedar fence along back line of property with overlapping slats for complete privacy, 12 ft

WATER VIEW — SEASONAL CREEK

- The back of the property features a drainage easement. Water fills the easement 3-5 times per year (on average depending on rain). You get a tranquil 'seasonal creek' when the water flows. The area has been substantially reinforced, stabilized & completely renovated to ensure complete & long-term stability. A waterfall feature was added for enhanced ambiance. (videos available)
- Proper permitting was done and overseen by city engineers. City/county approval & commendations given. Sellers also hired flow engineer to do a flow analysis & was approved by the city.
- A privacy, cedar fence was added along the back line of the property. The posts that go into the open ground where the water flows are steel & cement to ensure complete & long-term stability.
- The property & surrounding area have never flooded & this property sits 2 ft above new flood zone. Insurance is not high-risk, does not require flood coverage.

MAIN COMPONENTS

- HVAC systems: (2 units, separate unit for primary suite), 3.5-ton & 1.5-ton
- Tankless water heaters: (2 units)
- Generator: Generac, 24kw, gas, whole home
- Leaf Guard filter gutter guards on all gutters
- Spa/Hot Tub: new components, regularly maintained/serviced
- The property & surrounding properties have never flooded. The property sits 2 ft above new flood zone.

UPGRADES

2024

- Backyard improvements to lower yard — created a large, usable backyard space with new sod, crushed limestone, new irrigation lines & stone pathway leading to the area (\$12,000)

2023

- Turf added to left-side yard (\$6,000)
- Spa/hot tub — new heating element, new circuit board, new control panel (\$3000)

2022

- Cedar, privacy 12 ft fence with overlapping slats along back line of property (\$10,000)
- Leaf Filter gutter guard on all gutters (\$10,000)
- New carpet in secondary bedrooms (\$3000)

2021

- Water Easement area: complete renovations, substantially reinforced & stabilized for water flow, improvements to area, waterfall feature added, etc (\$72,000+)
- Generator (Generac, whole home, gas) (\$11,000)

SCAN for Property Website

80+ photos with detailed descriptions

Video Tour

Features & Details Sheet

Floor Plan

