



1238 River Enclave - Property Features and Details

NEIGHBORHOOD:

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

HIGHLIGHTS:

- Custom home on premier lot, Mediterranean design & Texas charm
- Cul-de-sac street
- Private backyard - wooded, mature trees, new privacy cedar fence along far back line of property
- Private access from primary bedroom to lower balcony deck with spa & private sitting area & access to right-side yard (grass)
- Private access from bedroom 2 to upper balcony deck & private sitting area & access to left-side yard (turf)
- Generator for whole home
- Tankless water heaters (2)
- AC (2 units – 3.5 ton & 1.5 ton)
- Leaf Filter gutter guards on all gutters (full gutters)
- Water feature detailed on last page

EXTERIOR FEATURES:

- Stone & stucco exterior with custom wood garage doors
- Double wide driveway
- Wrought iron fencing
- Upper & lower balcony decks, TREX decking, wood plank ceilings
- Spa hot tub (for relaxation & hydrotherapy) – serviced weekly (new heating element, new circuit board, new control panel)
- 2 side yards (1 turf & 1 grass)
- Additional backyard areas for seating area/swing/garden/etc
- Area for grill/outdoor kitchen: gas line with 2 valves & electricity line for additions to the area
- Full irrigation system
- Surround sound

INTERIOR FEATURES:

- Private and wooded back views from every room along the back of the home, luxury treehouse feel
- Grand family room with rich wood accents and wall of windows enhancing the back views
- Triple French doors open from family room to back balcony decks
- Coffered wood ceilings in family room 14 ft
- Stone fireplace with old world design
- Gourmet kitchen - huge & open to family room, expansive island & lots of counter space, custom cabinetry w/built-in amenities & soft-close, abundance of storage, gas range with convection & warming drawer, 5-burners, all stainless appliances, stone range hood, large walk-in pantry
- Wine grotto bar, private room, wine fridge, ice maker, copper sink, hand painted tile backsplash
- Dining area, custom cabinetry built-in, glass front doors, open to family room & kitchen, views of back area
- Primary suite: very spacious, high ceilings, wood floors, sitting area alcove, great views of the back, private access to lower balcony deck with spa & right-side yard, private entry to spa-like bath with soaking tub, large shower with bench, separate vanities & sinks, magnificent closet with built-ins & shelving (closet: 15' x 12')
- Double front doors, wood, beveled glass panes, transom window above
- Formal foyer entry with storage closet
- Plantation shutters
- Travertine & wood flooring, new carpet in secondary bedrooms
- Niches in foyer, family room and hall

(continued on next page)



INTERIOR FEATURES contd:

- Built-in desk area
- Large secondary bedrooms
- Powder bath with Venetian mirror and vanity, marble counter & a glass vessel sink
- Large laundry room with sink & storage closet
- Surround sound

GARAGE/ATTIC:

- Garage with custom wood doors
- Double-wide driveway
- Workshop area in garage with built-in cabinets (11' x 5')
- Insulated garage for climate control
- Stairs to huge walk-in attic storage

WATER VIEW FEATURE:

- Water fills the drainage easement in the back 4-5 times per year (on average), the area has been completely renovated and substantially reinforced & stabilized with a waterfall feature added, proper permitting done and city/county approval (photos in MLS shows water flow) – documentation, invoices & videos available

SUMMARY OF RECENT ADDITIONS:

- 10K Privacy 12 ft cedar fence along far back line of property, on other side of easement. Overlapped slats to ensure complete privacy. 2022
- 72K Complete renovation & reinforcement of drainage easement for water flow. 2021
- 11K Generator for whole home. 2021
- 6K Turf for left-side yard. 2023
- 10K Gutter guards – Leaf Filter 2022
- 3K Spa hot tub - new heating element, new circuit board, new control panel 2023
- 3K Carpet in secondary bedrooms

SCAN for Property Website

Virtual Tour
80+ photos with detailed descriptions
Features & Details Sheet
Floor Plan
3D Tour

