

# 185 Falling Hls, New Braunfels, Texas 78132

Listing ID: **2972878** LP: **\$1,050,000**



**Address:** [185 Falling Hls](#)  
**City:** New Braunfels, Texas 78132  
**County:** Comal  
**PID:** [108738](#)  
**Subdivision:** River Chase 6  
**Legal Desc:** RIVER CHASE 6, LOT 915R  
**Type:** Single Family Resi/Fee-Simple  
**ISD:** [Comal ISD](#)  
**Mid or JS:** [Church Hill](#)  
**Primary Bed on Main:** # Living: 1  
**Beds:** Total: 3 (Main:3 Other:0)  
**Living SqFt:** 2,570/Public Records  
**Yr Blt:** 2016/Public Records/Resale  
**Acres:** 2.560  
**Lot Sz Dim:**  
**Spa Feat:** Above Ground, Hot Tub  
**Pool Priv:** Yes/In Ground, Outdoor Pool, Private

**Std Status:** I/REST  
**List Price:** \$1,050,000  
**MLS Area:** CM  
**Tax Lot:** 915R  
**Tax Blk:**  
**Elem:** [Hoffman Lane](#)  
**High:** [Canyon](#)  
**# Dining:** 1  
**Baths:** Total: 4 (F:2/H:2)  
**\$/SqFt:** \$408.56  
**Levels:** 1  
**Lnd SqFt:** 111,514

## General Information

**Garage:** 3 / Tot Prk: 4 / Attached, Detached, Elec Vehicle Charge Station(s)  
**Roof:** Composition, Shingle  
**Construction:** Stone, Stucco  
**WaterFront:** No/None  
**Access Feat:** None  
**Horses:** No/None  
**Foundation:** Slab  
**Restrictions:** Deed Restrictions  
**Security Feat:** Security System Owned, Smoke Detector(s)  
**Property Cond:** Resale

**Dir Faces:** North-East  
**ETJ:** See Remarks  
**Bldr Nm:**

## Interior Information

**Laundry Loc:** Laundry Room  
**Fireplaces:** 1/Living Room  
**Appliances:** Built-In Electric Oven, Dishwasher, Disposal, Electric Cooktop, Instant Hot Water, Microwave, Water Heater-Electric, Water Softener Owned  
**Interior Feat:** Breakfast Bar, Ceiling Fan(s), Ceiling(s)-Beamed, Ceiling(s)-High, Ceiling(s)-Vaulted, Counter-Granite, Double Vanity, Dryer-Electric Hookup, Eat-in Kitchen, Entrance Foyer, Kitchen Island, No Interior Steps, Open Floorplan, Primary Bedroom on Main, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Washer Hookup  
**Flooring:** Tile, Wood  
**Window Feat:** Blinds, Dual Pane Windows, Vinyl Windows

## Rooms Information

Room	Level	Features
Primary Bedroom	Main	Walk-In Closet(s)
Primary Bathroom	Main	Dual Vanity, Full Bath, Jetted Tub, Walk-in Shower
Kitchen	Main	Breakfast Bar, Center Island, Counter-Granite, Dining Area, Eat In Kitchen, Gourmet Kitchen, High Ceilings, Open to Family Room, Recessed Lighting

## Exterior Information

**View:** Hill Country, Neighborhood, Panoramic  
**Exterior Feat:** Exterior Steps, Grill-Gas, Lighting, Outdoor Grill, Private Yard  
**Patio/Prch Feat:** Covered, Front Porch, Rear Porch  
**Community Feat:** BBQ Pit/Grill, Clubhouse, Fitness Center, Game Room, Lake, Playground, Pool, Walk/Bike/Hike/Jog Trail(s)  
**Lot Feat:** Back Yard, Front Yard, Sprinkler - Automatic, Sprinkler - Back Yard, Sprinkler - In Front, Sprinkler - Side Yard  
**Other Structure:** Pool House, Shed, Storage

**Fencing:** Fenced, Full

## Additional Information

**List Agrmnt:** TXR/Exclusive Right To Sell  
**Spl List Cond:** None  
**Disclosures:** Seller Disclosure  
**Docs Avail:** None Available  
**FEMA Flood:** No  
**Community Web:** <https://www.riverchasepoa.org/home/>

## Utility Information

**Heating:** Central, Electric  
**Cooling:** Ceiling Fan(s), Central Air, Electric  
**Utilities:** Cable Available, Electricity Connected, Internet-Cable, Phone Available, Water Connected  
**Green Energy Efficient:** None  
**Green Sustainability:** None

**Sewer:** Septic Tank  
**Water Src:** Public  
**GCD:**

## Financial Information

<b>HOA YN:</b> Yes	<b>HOA Name:</b> River Chase HOA	<b>HOA Fee/Freq:</b> \$400/Annually
<b>Estimated Tax:</b> \$8,500	<b>Tax Annl Amt:</b>	<b>Tax Year:</b> 2022
<b>Tax Exempt:</b> Homestead	<b>Tax Assess Val:</b> \$934,000	<b>Tax Rate:</b> 1.7949
<b>Assoc Require:</b> Mandatory		<b>Transfer Fee:</b>

**HOA Fee Incl:** Common Area Maintenance  
**Special Assess:**  
**Buyer Incentive:** None  
**Accept Finance:** Cash, Conventional, VA Loan  
**Prefr'd Title Co.** 1845 Title

**Possession:** Close Of Escrow, Funding

#### Showing Information

**Occupant Type:** Owner  
**Showing Reqs:** Lockbox, Showing Service, Sign on Property  
**Showing Instr:** Use ShowingTime to schedule an appt to show  
**Lockbox Loc:** Front door  
**Lockbox SN#:** 0000  
**Contact Type:**  
**Directions:** From San Marcos, south on IH35, exit 195, right on Watson Lane S, left on FM1102 N, right on Hoffman Ln, right on FM306, right on River Chase Way, left on Glen Haven, right on Winding View, left on Shady Hollow, right on Appalachian Trail, right on Falling Hills to home on right

**Owner Name:** Todd & Jennifer Hovis  
**Lockbox Type:** Combo  
**Access Code:**  
**Show Service Ph:** 000-000-0000

#### Remarks

**Private Remarks:** Offers received after 5pm on Friday will be presented the following business day.\*\*\*PREFERRED TITLE 1845 Title 512-402-3300\*\*

**Public Remarks:** Stunning and immaculate this 3 bedroom, Hill Country style home has so much to offer! Family room offers vaulted, Custom beam ceiling with floor to ceiling stone fireplace and an abundance of windows offering a scenic view. This room flows in to the gourmet kitchen centered by a stone front oversized island with exotic Brazilian granite, built-in oven, electric cooktop and pot filler. Beautiful pendant lighting highlights the kitchen and breakfast bar. The owner's ensuite features a private exit to the back yard and offers a large full bath with Jetta spa tub, extended walk-in shower and an amazing walk-in dream closet! Secondary bedrooms share a full bath. There is also a half bath and mud room for your convenience. Moving outside is an entertainers delight! Outdoor kitchen, hot tub, in-ground pool with waterfall and built in seating and fully irrigated lush landscaping. There is also a silo pool house half bath, motorized shade screens and a storage shed. Property sits on 2.56 acres with Hill Country views, and a very peaceful and quiet location that offers panoramic stargazing.

#### Agent/Office Information

**List Agent:** [567369/Chris Watters](mailto:567369@wattersinternational.com)  
**List Office:** [5827/Watters International Realty](mailto:5827@wattersinternational.com)  
**DR Name:** Chris Watters  
**LO Address:** 8240 N Mopac Austin, Texas 78759  
**LA Email:** [listings@wattersinternational.com](mailto:listings@wattersinternational.com)  
**Own Name:** Todd & Jennifer Hovis  
**CDOM**  
**Intrmdry:** Yes

**LA Phone:** (512) 646-0038  
**LO Phone:** (512) 646-0038  
**LO Phone:** (512) 646-0038

**Bonus:**  
**Occupant:** Owner

**LA Fax:** (512) 277-5104  
**Sub Ag:** 3.00% / **Buy Ag:** 3.00%  
**LO Fax:** (512) 532-9473

**List Date:**  
**Exp Date:** 03/31/2023  
**OLP:**

**TCD:**  
**Int List Display:** Yes

**List Det URL:**  
**VT Branded:** <https://www.tourfactory.com/3028587>  
**VT Unbranded:** <https://www.tourfactory.com/idxr3028587>  
**Vid Branded:** <https://my.matterport.com/show/?m=ZdNDZ9ywMF3&brand=0&mls=1&>  
**Listing Will Appear On:** AustinHomeSearch.com, Apartments.com Network, HAR.com, Homes.com, Homesnap, ListHub, Realtor.com