

Property Access

PARKING

PARKING

The Riverscape at Gruene provides parking for a **maximum of (3) vehicles for each unit**. We require the make/model/color/license plate # for all vehicles. **Please do not park in garages.**



Check-in

Check In Instructions

Once you have arrived, **the registered guest may call or text (737)315-6781** for the door code.

Please note: VRBO, Booking.com, and Direct Booking - If you have not set up a damage deposit, please call the office with your credit card information for authorization.



Check-In Time

Welcome there

Check-in is from **16:00**

Our check-in and check-out times are set to ensure a smooth transition between guests, as there may be another booking before or after yours. We'll provide you with an access code prior to your arrival, allowing you to check in with ease.

Early check-in may be an option depending on availability. If you plan to arrive before the standard check-in time, please contact us, and we'll see if we can make arrangements—although we can't guarantee it.

Should you arrive ahead of schedule, be sure to check out our **MAP** below, where we've compiled a list of nearby places to visit and things to do while you wait.

The Neighbourhood

Located in the heart of the Gruene Historic District. The early 20th-century boll weevil blight put a stop to the banking, ginning, and shipping successes in Gruene, founded in 1850. It was a ghost town. Then, in 1974, Chip Kaufman, an architecture graduate student at the University of Texas, got out of his kayak at Gruene Crossing and began poking around. Kaufman found several historic buildings still standing: a cotton gin, grist mill, and water tower, and the now-famous Gruene Hall. Kaufman discovered later that these buildings were slated for demolition and were to be replaced by a 138-acre housing development. Working with both the Texas Historical Commission and the new owner of the land, Kaufman was able to save these buildings and put Gruene on the National Register of Historic Places. Today, tens of thousands of visitors a year come to Gruene to see the 1872 Henry Gruene Mansion, the restored cotton gin, and, of course, the venerable Gruene Hall – where boots have scooted to the tunes of Texas music royalty like Willie Nelson and George Strait.

Check-Out

Check-Out Time

Please vacate the property **before 11:00**.

Property Rules

House Manual and Rules

- A. Check-in is at 4 pm. Late departures are not permitted unless prior arrangements have been made in advance.
- B. Early check-ins are not guaranteed. We thoroughly inspect and clean the property on a daily basis. That requires time to ensure it is done to your satisfaction.
- C. Please secure the premises when you leave.
- D. We are not responsible for lost or stolen items. Please keep your valuables always secured.
- E. No smoking, please. We reserve the right to charge a \$300 cleaning fee for any smoke odor and/or the presence of smoking materials.
- F. FIREARMS ARE PROHIBITED ON THE PROPERTY.
- G. PARTIES ARE PROHIBITED.
- H. Please always secure the premises when you leave.
- I. We are not responsible for lost or stolen items. Please keep your valuables always secured.

Guest Identification:

We reserve the right to request a valid, unexpired government-issued identification at any time. We only rent to individuals 21 years of age or older. Failure to provide identification may result in cancellation of the reservation and may be subject to Airbnb rules/regulations.

Quiet Time(s):

Quiet time is between 10 pm and 7 am; there is a local ordinance to this effect. This means you must be aware of the noise you are making throughout the day.

Smoking/Drug Policy:

Smoking and the use of drugs are not permitted on the property. - by anyone staying or visiting - anywhere on the property. If you are a smoker, you must cross the street to smoke. We will charge a \$300 cleaning fee.

Guest(s):

We are delighted to have people over; however, Parties of any kind are not allowed on the property, nor is loud music. All overnight guests must be approved in advance and are subject to an additional fee of \$45 per person per night. Extra guests must be added and paid for at least 24 hours before check-in.

Parking:

Please only park in the driveway or on the street. Parking is provided for three vehicles per unit.

Furniture:

The bed, sofa, pub table, appliances, and other items are not to be taken outside or moved around - even if you intend to put them back after your stay. If there is an accidental spill, let us know, and we will take steps to prevent further damage to the furniture.

Appliances:

No appliances of any kind are allowed on the property. This includes, but is not limited to, space heaters, portable air conditioners, dehumidifiers, and other similar devices. Keep doors and windows closed when using the built-in A/C or Heater.

Check Out:

3 Bd/3B Riverside Townhome A, Minutes From Gruene Hall

Property Guidebook

When your stay is completed, and you are ready to check out, please do the following:

- *Close and lock all windows and close blinds.
- *Turn off all fans, lights, and small appliances.
- *Put all dirty dishes in the dishwasher and start
- *Put all dirty/used towels in the laundry hamper
- *Leave all bedding and pillows on the beds.
- *Report any damaged or missing items to your Hosts.
- *Please deposit all trash in trash receptacles.

Please note that we reserve the right to charge additional cleaning fees for any extraordinary circumstances that may arise.

16:00

11:00

Paying Guests Only

No Parties

- This property has a strict **no parties** policy. Please be mindful and keep gatherings small and respectful.

Noise

Noise & Quiet Hours

- To ensure a peaceful environment for everyone, **no loud music after 11 PM**. If socializing outdoors, please keep voices low. If noise levels become disruptive, we kindly ask that you move inside to avoid disturbing the neighbors.

Additional Notes

3 Bd/3B Riverside Townhome A, Minutes From Gruene Hall

Property Guidebook

? Location, Location, Location!

You'll stay in the heart of Gruene, a historic Texas town that welcomes over 3 million visitors annually. Just steps from:

Gruene Hall – iconic 1878 music venue with live shows daily

The Gristmill Restaurant – legendary riverside dining

Antique shops, wine bars, live music, and boutiques all within walking distance

Direct access to the Guadalupe River – perfect for tubing, kayaking, or simply enjoying the view

Minutes from Rockin' R River Rides and Texas Ski Ranch

? Ideal for Weddings & Events

Coming to town for a wedding or celebration? You're in the right place!

Popular wedding venues nearby include:

Gruene Estate – a rustic-chic venue with a chapel and open-air reception space

The Chandelier of Gruene – elegant indoor/outdoor wedding venue just minutes away

The Allen Farmhaus – stunning barn venue perfect for Hill Country charm

Make our townhome your home base for a wedding weekend to remember.

? Discover Gruene's Rich History

Gruene is more than just charming — it's Texas history in motion. Once a thriving cotton-producing community in the 1800s, it's now a lovingly preserved historic district listed on the National Register of Historic Places.

Explore:

Gruene Hall (built in 1878) – where legends like Willie Nelson, George Strait & Miranda Lambert have played

Historic Gruene Mansion – Victorian-era beauty turned into an inn.

The Grapevine – a tasting room featuring local Texas wines and craft beer

Disclosures

Rates are based on and priced for 6 guests

10 % Management fee

Cleaning Fee \$199 per stay

Outdoor security system on the property

The townhome is not childproofed.

One medium dog under 70 lbs is welcome; please message us for prior approval, fees apply.

Maximum occupancy is six guests

Rubbish & Recycle

Before you check out, we kindly ask that you empty all indoor bins into the receptacles located in the garage. As the cleaner may not arrive immediately after your departure, this helps keep the space fresh and free from unwanted odors or pests.

Guest Access

Guest Access



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Room Layout

Bedroom Layout

Bedrooms are configured in the following

WiFi Details

[Accessing the WiFi](#)

WiFi Login Details



Please use the following details to connect to our complimentary WiFi

WiFi Name: Riverscape A

WiFi Password: Riverscapea

[Wifi Troubleshooting](#)

Troubleshooting

Please check you are connected to the correct WiFi network **Riverscape A** . Try different locations in the property, and if it's still not working, please try turn on Airplane mode and turn off your wifi, then turn it on and try again.

If it still doesn't work, please read out and we will attempt to troubleshoot further.

How to use...

Entertainment

TV

? TV & Google Chromecast Guide

Turning on the TV

1. Press the Power button on the TV remote.
2. The smart TV may take a few seconds to boot up.

Selecting the Input Source

1. Press the Input or Source button on the remote.
2. Use the arrow keys to scroll and select the correct input:
 - HDMI 1 – For standard TV or satellite
 - HDMI 2 (or Chromecast) – For Google Chromecast
 - Apps – If using a built-in Smart TV

Watching Netflix & Other Streaming Apps

- The TV has built-in apps, press the Home or Smart Hub button and select Netflix, Disney+, or YouTube from the menu.
- If using Chromecast, open the app on your device and cast the content as described above.

Chromecast

Using Google Chromecast

1. Make sure the TV is set to the HDMI input where the Chromecast is connected.
2. Open the streaming app (Netflix, YouTube, etc.) on your phone, tablet, or laptop.
3. Tap the Cast icon (?) in the app and select the TV's name from the list.
4. Your content should start playing on the TV!

Watching Netflix & Other Streaming Apps

- The TV has built-in apps, press the Home or Smart Hub button and select Netflix, Disney+, or YouTube from the menu.
- If using Chromecast, open the app on your device and cast the content as described above.

Troubleshooting

Troubleshooting (continued)

Troubleshooting

- No Signal? Double-check that the TV is set to the correct HDMI input.
- Chromecast not showing? Ensure your device is connected to the WiFi network.
- App not working? Try restarting the TV and your device.

For any issues, feel free to reach out! Enjoy your stay! ?

Kitchen Appliances

Stove

If the stove isn't working, try holding down the LOCK button for 3–5 seconds to disable the safety lock.

If it still doesn't turn on, ensure you've placed a pot or pan on the element—our stove uses induction technology, which requires a compatible metal cookware item to activate.

If neither of these steps resolves the issue, turn the oven off at the main switch located behind it, wait for 10 seconds, and then turn it back on.

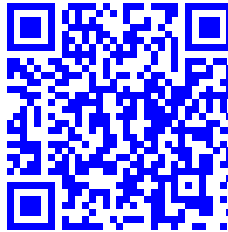
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Neighborhood Information-Gruene Historic District

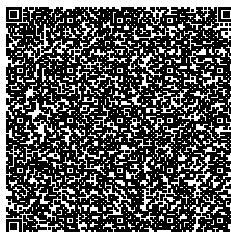
[Neighborhood Information](#)

Gruene Historic District

Located in the heart of the Gruene Historic District. The early 20th-century boll weevil blight put a stop to the banking, ginning, and shipping successes in Gruene, founded in 1850. It was a ghost town. Then, in 1974, Chip Kaufman, an architecture graduate student at the University of Texas, got out of his kayak at Gruene Crossing and began poking around. Kaufman found several historic buildings still standing: a cotton gin, grist mill, and water tower, and the now-famous Gruene Hall. Kaufman discovered later that these buildings were slated for demolition and were to be replaced by a 138-acre housing development. Working with both the Texas Historical Commission and the new owner of the land, Kaufman was able to save these buildings and put Gruene on the National Register of Historic Places. Today, tens of thousands of visitors a year come to Gruene to see the 1872 Henry Gruene Mansion, the restored cotton gin, and, of course, the venerable Gruene Hall – where boots have scooted to the tunes of Texas music royalty like Willie Nelson and George Strait.

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Direct Booking

Save 20% or more by booking direct! <https://theriverscapeatgruene.hospitable.rentals>

Booking Options

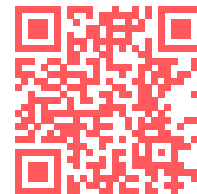
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Save 20% or more by booking direct! <https://theriverscapeatgruene.hospitable.rentals>

Contacts

Manager

Manager



The Riverscape at Gruene LLC

1121 Gruene Rd.,

New Braunfels, TX 78132

(737)315-6781

Phone Numbers

Our Phone Number

You may call (737) 315-6781 or contact us via the booking app messenger. Please note that we cannot respond to text messages; however, we can respond to requests for door code access.

Accident / Emergency



Fire: 911



Health

In an emergency, call 911

3 Bd/3B Riverside Townhome A, Minutes From Gruene Hall

Property Guidebook

Owners 830-743-7541

Purchase

[Products](#)

Extras

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Book Activities

[Guide Book](#)

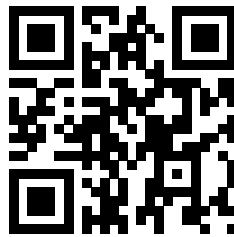
Guidebook

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San Antonio International Airport

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[Sea World](#)

Sea World

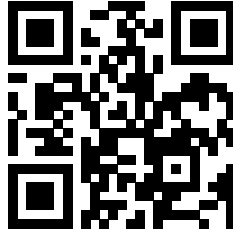
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Schlitterbahn

[Visitor Activities](#)

Area Activities

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