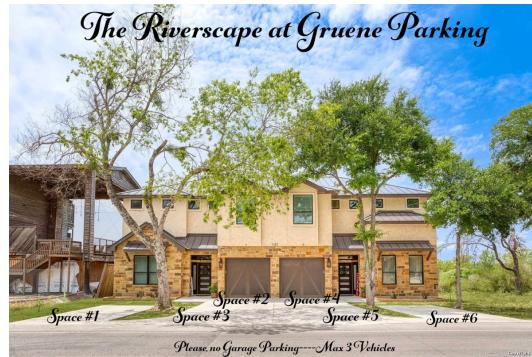


Property Access

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

Indulge in the best of Texas Hill Country at The Riverscape at Gruene, a luxurious two-story waterfront townhome nestled just 0.1 miles from the legendary Gruene Hall — the oldest dance hall in Texas. Whether you're having a relaxing family retreat, a romantic getaway, or a group trip for a wedding or event, this impeccably designed home offers the perfect blend of style, comfort, and location.

Check-Out

Check-Out Time

Check-Out Time (continued)

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

Property Rules

House Manual and Rules

WELCOME TO THE RIVERSCAPE AT GRUENE! HOUSE RULES AND MANUAL

- Please note the following guidelines to ensure you have a safe and pleasant stay at our property:
- Please secure and lock the home with the keypad lock when you leave.
- We are not responsible for lost or stolen items. Please keep your valuables secured.
- We are not responsible for injury or accidents; you accept using the property at your own risk.
- Smoking or vaping on the property is prohibited. We reserve the right to charge a \$300 cleaning fee for any smoke odor or presence of smoking materials.
- Parties are prohibited.
- Quiet time is between 10 pm and 7 am.

NOTICE: A RING Doorbell and outdoor security system is in use.

Check-in: The registered guest must be at the property to receive the access code after 4 pm.

GUEST IDENTIFICATION:

We reserve the right to request a valid, unexpired, government-issued

I'd appreciate it if you could identify at any time.

AGE RESTRICTION:

A guest who wishes to book must be at least 21 years of age. Failure to provide identification may result in reservation cancellation and is subject to All Channels Rules and Regulations.

Visitor(s):

Please obtain approval for any overnight guests. Guests must be added and paid for at least 24 hours before check-in. The maximum guest occupancy is 6.

Parking:

A maximum of three (3) vehicles are allowed for parking. Please only park in the driveway or on the street. Parking in the yard is prohibited. Additional vehicles must park in the extra lot across from Gruene Hall. Please do not park in the garage.

Furniture:

PLEASE DO NOT TAKE FURNITURE OUTSIDE. The bed, sofa, table, appliances, etc., cannot be moved around - even if you intend to return them after your stay.

Appliance(s):

Appliances such as space heaters, portable air conditioners, and dehumidifiers are not permitted on the property. Please keep doors and windows closed when using the A/C or heater.

BBQ Grill: A BBQ grill is in the garage for your use.

PLEASE move the grill to the driveway for use.

Per the city of New Braunfels' short-term permitting fire code,

Grilling in the garage or on the wood decking is prohibited.

Pets:

Pre-approval is required before booking. We welcome one canine companion with a 60-pound weight limit. Guests are welcome to use the front and side yards, but please keep pets leashed at all times. Thank you for helping us by keeping pets off the furniture, bagging your pet's waste, and cleaning up any accidents with disinfectant. Unfortunately, we cannot accommodate the feline variety.

**Please note that we reserve the right to request reimbursement for any extraordinary cleaning fees. **

We do not allow the preparation of overly AROMATIC FOODS such as curry, cabbage, or fish noodles. An additional ozone cleaning fee may be incurred.

EMERGENCY NUMBERS

In case of Medical / Emergency Dial 911

Thank you, and we wish you a pleasant stay.

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

Additional Notes (continued)

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.

Maximum occupancy 6 guests

Rubbish & Recycle

Rubbish & Recycle (continued)

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

Checking In



{

We look forward to welcoming you to the property located at 1121 Gruene Road, A, New Braunfels, TX, 78130, US. Please read all information carefully to ensure a seamless check-in. Check in: You are welcome to check in at 4:00 PM. The registered guest may request the access code if present at the property by texting on the channel messenger or calling the office phone at (737) 315-6781. Please note: Access codes are not generated until the registered guest is on the property. Valid ID or ID verification may be required. Parking: We provide parking for a maximum of (3) vehicles. Please ensure we receive the make/model/ color/ license plate # at least 48 hours before check-in. Please note that there is no parking in the garage or yard. Additional vehicles must park in the extra lot across from Gruene Hall or in public street parking. Please use Messenger for all correspondence. The Manager will not always respond immediately, but will try to reply as soon as possible. Please let us know if you have questions. We hope that you will have an enjoyable stay! Best Regards, The Riverscape at Gruene 1121 Gruene Road, A, New Braunfels, TX, 78130, US Office Ph: (737)315-6781

Room Layout

Bedroom Layout

Bedrooms are configured in the following

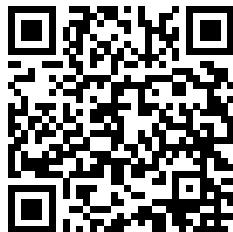
Check Out Instructions

[Check Out Instructions](#)

[Check Out Checklist](#)

Check Out Instructions

Scan QR code to visit



WiFi Details

Accessing the WiFi

WiFi Login Details



Please use the following details to connect to our complimentary WiFi

WiFi Name: Villa A

WiFi Password: Riverscapea

Wifi Troubleshooting

Troubleshooting

Please check you are connected to the correct WiFi network **Villa 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.

Weather

[Weather Report](#)

[Weather Forecast](#)

Weather

Scan QR code to visit

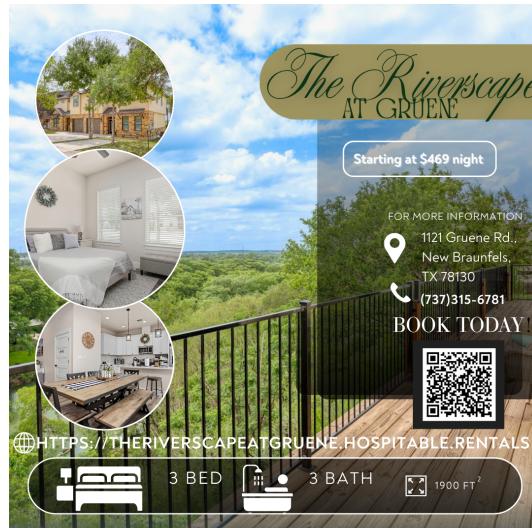


Book Direct & Save

[Book With Us and Save](#)

Book with Us and Save! Discounts for return Guests

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[Save 20%](#)

Direct Booking

Save 20% or more by booking direct!

Booking Options

Book with Airbnb

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Book with Booking.com

Scan QR code to visit



Book with VRBO

Scan QR code to visit

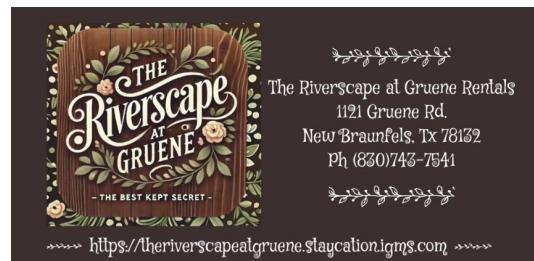


Save 20% or more by booking direct!

Emergency Contacts

Manager

Manager



The Riverscape at Gruene LLC

1121 Gruene Rd.,

New Braunfels, TX 78132

(737)315-6781

Emergency 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

[REDACTED]

[REDACTED]

Health

In an emergency, call 911

Owners 830-743-7541

Perks and Extras

Products

Extras

{{upsell_products_all}}

Book Activities

Guide Book

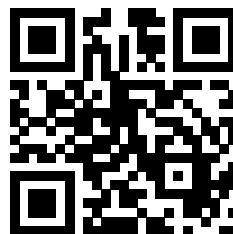
House Manual and Rules

San Antonio International Airport

San Antonio International Airport

<https://flysanantonio.com/>

Scan QR code to visit



Sea World

Sea World

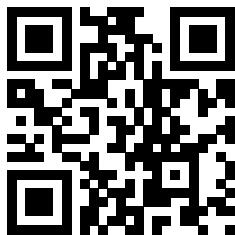
Schlitterbahn

Schlitterbahn

Visitor Activities

Area Activities

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