

\$1,420,000 - 1132 Provence Pl, New Braunfels

MLS® #1664101

\$1,420,000

5 Bedroom, 4.00 Bathroom, 3,848 sqft
Residential on 1.02 Acres

VINTAGE OAKS, New Braunfels, TX

This New Construction Home Will Take Your Breath Away! Located in the highly desired subdivision of Vintage Oaks in New Braunfels northeast of San Antonio. This could be the home you have been searching for! It is built within a gated community that offers residents a long list of amenities, including a community pool, tennis courts, a clubhouse, a playground, and jogging trails. The subdivision is an easy drive to Canyon Lake and the Guadalupe River. This family home offers 3,848 square feet of living space with a total of 5 bedrooms and 4 full bathrooms. Starting at the front door, a double-arched doorway leads you into a magnificent foyer with cathedral ceilings. To the left of the foyer are the living and dining areas and an open-plan kitchen with high-end finishes. High ceilings and douglas fir beams in the foyer, living room, and kitchen give this home a feeling of spaciousness and elegance. For added warmth, a cozy double-sided fireplace links the foyer and living room. There is a covered patio at the back of the house equipped with an outdoor grill and wet bar - perfect for entertaining on warm summer evenings. Leading off from the kitchen are a walk-in pantry with floating shelves, mud room, and utility room to keep your family running like clockwork. A hallway leads to 3 bedrooms and 2 full bathrooms with walk in showers. To the right of the foyer is the master suite. And it really is a whole suite! Starting with the elegant master bedroom with coffered ceilings, leading to a generously sized master bathroom with



side-by-side sinks and a large walk-in shower, and finished off with a luxurious master closet! Finally, a guest suite, which could also be used as a home office, completes this home. There is custom cabinetry throughout the home with plenty of closets, shelves, and storage possibilities. The home is finished with tile flooring throughout. You don't need to do a thing, just move in! Do you still want more? This home packs a punch with curb appeal. An attractive half-circle driveway leads up to your large 3-car garage. To help you get settled quickly, your purchase comes with a landscaping package including grass, a sprinkler system in the front, and a selection of plants and decorative items.

Built in 2023

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1664101
List Price	\$1,420,000
Sale Price	\$1,300,000
Sale Date	November 14th, 2023
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,848
Acres	1.02
Year Built	2023
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Spanish
Status	Sold

Community Information

Address	1132 Provence Pl
Subdivision	VINTAGE OAKS
City	New Braunfels

County	Comal
State	TX
Zip Code	78132

Amenities

Amenities	Clubhouse, Controlled Access, Sports Court, Park/Playground, Pool, Tennis, Jogging Trails
Parking	Attached, Side Entry
Pool	None

Interior

Interior	1st Floor Lvl/No Steps, One Living Area, Attic - Access only, Attic - Pull Down Stairs, High Ceilings, Island Kitchen, Laundry Room, Open Floor Plan, Separate Dining Room, Utility Room Inside, Walk in Closets, Walk-In Pantry
Appliances	Chandelier, Ceiling Fans, Custom Cabinets, Disposal, Dryer Connection, Dishwasher, Garage Door Opener, Gas Cooking, Gas Water Heater, Pre-Wired for Security, Smoke Alarm, Stove/Range, Washer Connection
Heating	2 Units, Central
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, One
# of Stories	1
Stories	1

Exterior

Exterior	4 Sides Masonry, Stucco
Lot Description	1 - 2 Acres
Roof	Metal
Construction	New
Foundation	Slab

School Information

District	Comal ISD
Elementary	Bill Brown
Middle	Smithson Valley
High	Smithson Valley