

# \$1,375,000 - 1030 Provence Pl, New Braunfels

MLS® #1693631

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## \$1,375,000

4 Bedroom, 4.00 Bathroom, 4,331 sqft  
Residential on 1.07 Acres

VINTAGE OAKS AT THE VINEYARD, New Braunfels, TX

This custom TA French home located in the desirable community of Vintage Oaks will take your breath away! Situated within a gated section of the community, this stunning home offers 4331 sq ft of living space, 4 bedrooms (4th Bedroom is optional game room) and 4 baths. Double arched iron doors lead you into a magnificent foyer with tray ceilings and exquisite chandelier. Open floor plan living with high beamed ceilings, high-end engineered wood flooring, a large picture window with electronic blinds allowing for natural light giving this home a feeling of spaciousness and elegance. Gourmet kitchen including center island with sink, pot-filler, trash compactor, double ovens and an integrated Sub Zero refrigerator. Elegant primary suite with lighted tray ceiling. Relax in the luxurious spa like bathroom with separate vanities, grand soaking tub, large walk-in shower and fireplace. Spacious secondary bedrooms with adjoining bath. Located upstairs enjoy the media room with integrated Dolby Surround System, complete with a kitchenette, perfect for entertaining! Additionally, there is the 4th optional bedroom/game room with full bathroom. Incredible backyard and outdoor living area! Multi-level patio equipped with automatic screens and a complete outdoor kitchen overlooking the resort-style spa and pool with waterfall! Professionally designed front and backyard landscaping and wired for robotic lawn mower! This home has so many extras



including multiple home automation features, whole house auto transfer generator, house air sanitizer integrated into AC, garage 220 Volt EV charger and SO much more!! This true Hill Country home has all you have been looking for!

Built in 2013

### Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1693631
List Price	\$1,375,000
Sale Price	\$1,375,000
Sale Date	October 12th, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	4,331
Acres	1.07
Year Built	2013
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Sold

### Community Information

Address	1030 Provence Pl
Subdivision	VINTAGE OAKS AT THE VINEYARD
City	New Braunfels
County	Comal
State	TX
Zip Code	78132-2769

### Amenities

Amenities	Basketball Court, BBQ/Grill, Bike Trails, Clubhouse, Controlled Access, Sports Court, Other - See Remarks, Park/Playground, Pool, Tennis, Jogging Trails, Volleyball Court
Has Pool	Yes

Pool AdjoiningPool/Spa, In Ground Pool, Other

## Interior

Interior 1st Floor Lvl/No Steps, One Living Area, Two Eating Areas, Attic - Access only, Auxillary Kitchen, Cable TV Available, Eat-In Kitchen, Game Room, High Ceilings, High Speed Internet, Island Kitchen, Laundry Lower Level, Laundry Main Level, Laundry Room, Media Room, Open Floor Plan, Secondary Bedroom Down, Separate Dining Room, Study/Library, Telephone, Utility Room Inside, Walk in Closets, Walk-In Pantry

Appliances Built-In Oven, Chandelier, Cook Top, Ceiling Fans, Carbon Monoxide Detector, Custom Cabinets, Double Ovens, Disposal, Dryer Connection, Dishwasher, Garage Door Opener, Gas Grill, Gas Cooking, Ice Maker Connection, Microwave Oven, Private Garbage Service, In Wall Pest Control, Refrigerator, Self-Cleaning Oven, Water Softener (owned), Solid Counter Tops, Smoke Alarm, Security System (Owned), Trash Compactor, Vent Fan, Wet Bar, Washer Connection

Heating 2 Units, Heat Pump

Cooling Two Central

Fireplace Yes

# of Fireplaces 2

Fireplaces Family Room, Gas Starter, Master Bedroom

# of Stories 2

Stories 2

## Exterior

Exterior Stucco, Stone/Rock

Exterior Features Bar-B-Que Pit/Grill, Covered Patio, Double Pane Windows, Gas Grill, Has Gutters, Other - See Remarks, Outdoor Kitchen, Patio Slab, Ranch Fence, Sprinkler System, Mature Trees, Wire Fence, Wrought Iron Fence

Lot Description 1 - 2 Acres

Roof Tile

Construction Pre-Owned

Foundation Slab

## School Information

District Comal ISD

Elementary Call District

Middle Call District

High Call District