

\$1,775,000 - 2330 Occidente, New Braunfels

MLS® #1709244

\$1,775,000

4 Bedroom, 4.00 Bathroom, 4,255 sqft
Residential on 1.09 Acres

Vintage Oaks, New Braunfels, TX

More than an extraordinary home, this hillside retreat is a lifestyle! Perched atop the gated community of Canyon Ranch in Vintage Oaks, the 1+ acre site is set in a prime cul-de-sac location with breathtaking panoramic views of rolling hills. Custom 8 ft. iron front doors and an abundance of natural light welcome you into this well-designed home with a functional layout and open living concept, spacious rooms, and lofty ceilings. In addition to the gourmet kitchen, complete w/ Thermador and Bosch appliances, generous countertops, custom Alder cabinets, large drawers, pantry, butler's pantry and over-sized island, there are two living areas, a media/bonus room, bar, and an office. Retreat to the serene primary suite with spa-inspired bath, complete w/jetted soaking tub, walk-in shower, & dual vanities. Bonus: an outdoor, fully enclosed shower! Three additional bedrooms and 2.5 baths provide ample space for family or guests. Dining provides lots of options: formal dining room, dining nook, kitchen island, outdoor patio and swim up bar! With retractable sliding doors in both the living area and dining nook, the backyard oasis with oversized, covered patio and kitchen is enjoyed from indoors and out. Enter the 40' x 30' infinity pool from the stairs or easy ramp and relish the privacy and spectacular view. Completely fenced and landscaped. The 1.7-acre lot next door is also available (MLS 515167) to add even more space and fabulous views! Vintage Oaks offers a variety of social events including



concerts in the park, monthly socials, a fireworks extravaganza and many more opportunities to meet fantastic neighbors.

Built in 2017

Essential Information

| | |
|----------------|------------------------|
| ListingFeed | sabor_vow_sold |
| MLS® # | 1709244 |
| List Price | \$1,775,000 |
| Sale Price | \$1,725,000 |
| Sale Date | December 21st, 2023 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 4,255 |
| Acres | 1.09 |
| Year Built | 2017 |
| Type | Residential |
| Sub-Type | Single Family Detached |
| Style | One Story |
| Status | Sold |

Community Information

| | |
|-------------|----------------|
| Address | 2330 Occidente |
| Subdivision | Vintage Oaks |
| City | New Braunfels |
| County | Comal |
| State | TX |
| Zip Code | 78132 |

Amenities

| | |
|-----------|-----------------------------------------------------------------------------------------------------|
| Amenities | Pool, Basketball Court, BBQ/Grill, Clubhouse, Sports Court, Park/Playground, Tennis, Jogging Trails |
| Has Pool | Yes |
| Pool | AdjoiningPool/Spa, In Ground Pool |

Interior

Interior Two Living Area, Separate Dining Room, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Media Room, Utility Room Inside, High Ceilings, Open Floor Plan, Pull Down Storage, Cable TV Available, High Speed Internet, Laundry Main Level, Walk in Closets, Attic - Partially Floored, 1st Floor Lvl/No Steps, Two Eating Areas, All Bedrooms Downstairs, Secondary Bedroom Down

Appliances Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Gas Grill, Refrigerator

Heating 2 Units

Cooling Two Central

Fireplace Yes

of Fireplaces 2

Fireplaces Two

of Stories 1

Stories 1

Exterior

Exterior 4 Sides Masonry

Roof Metal

Construction Pre-Owned

Foundation Slab

School Information

District Comal ISD

Elementary Bill Brown

Middle Smithson Valley

High Smithson Valley