

# \$1,875,000 - 1126 Diretto, New Braunfels

MLS® #1710334

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## \$1,875,000

3 Bedroom, 5.00 Bathroom, 4,674 sqft  
Residential on 2.46 Acres

Vintage Oaks at the Vineyard, New Braunfels, TX

This exquisite Spanish Mediterranean style home nestled on an expansive 2.46 acre lot in the Vintage Oaks community, offers a breathtaking living experience. From the moment you step inside, you'll be captivated by the exceptional attention to detail and luxurious features. Upon entering through custom iron entry gates, you're welcomed into a private courtyard, setting the stage for a grand entrance. The large eat-in kitchen, outfitted with top-of-the-line Thermador appliances, built-in refrigerator, double range with 6 burners, griddle and pot filler, two ovens with convection and warming drawer, this kitchen is designed for culinary excellence. Custom cabinetry, granite and quartz countertops, and one of the homes 6 Perlick wine refrigerators complete this gourmet haven. A walk-in pantry and butler's pantry provide ample storage and organization space. The owner's retreat is a true sanctuary, featuring a master bedroom, a spacious sitting room, a luxurious bath, and an expansive walk-in closet. Unwind in the Japanese soaking tub or indulge in the walk-in shower. Under-cabinet lighting enhances the ambiance. The office space is bathed in natural light from large windows and boasts a built-in bookcase. A separate 510 square foot casita provides a private retreat on the opposite side of the courtyard complete with a bedroom, kitchen, and bath. A unique pet room with 3 private pet spaces, raised shower and private porch with an enclosed yard cater to your furry



companions. The outdoor spaces are equally impressive, with a large patio featuring a sitting area, outdoor fireplace, outdoor kitchen and large sitting bar top creates an ideal spot to enjoy sunsets. The heated pool and spa provide a refreshing escape on warm days. A garage with a single side entry is connected by a porte-cochere to a detached rear entry 2 car garage, offering ample parking and storage solutions. This Spanish-style masterpiece is a true work of art, offering an unparalleled living experience with luxurious features both inside and out.

Built in 2018

### Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1710334
List Price	\$1,875,000
Sale Price	\$1,800,000
Sale Date	October 10th, 2023
Bedrooms	3
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	4,674
Acres	2.46
Year Built	2018
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Mediterranean, Spanish, Texas Hill Country
Status	Sold

### Community Information

Address	1126 Direccion
Subdivision	Vintage Oaks at the Vineyard
City	New Braunfels
County	Comal
State	TX

Zip Code 78132

## Amenities

Amenities Pool, Clubhouse, Basketball Court, BBQ/Grill, Bike Trails, Sports Court, Park/Playground, Tennis, Jogging Trails, Volleyball Court

Parking Attached, Detached, Oversized, Rear Entry, Side Entry

Has Pool Yes

Pool Adjoining Pool/Spa, Fenced Pool, In Ground Pool, Pool is Heated

## Interior

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

Appliances Ceiling Fans, Washer Connection, Dryer Connection, Self-Cleaning Oven, Microwave Oven, Stove/Range, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Security System (Owned), Pre-Wired for Security, Electric Water Heater, In Wall Pest Control, Solid Counter Tops, Built-In Oven, Chandelier, Custom Cabinets, Double Ovens, Garage Door Opener, Plumb for Water Softener, Private Garbage Service, Refrigerator, Water Softener (owned), 2+ Water Heater Units, Vent Fan, Wet Bar

Heating Central, 3+ Units

Cooling Three+ Central

Fireplace Yes

# of Fireplaces 3

Fireplaces Three+, Dining Room, Gas, Glass/Enclosed Screen, Gas Logs Included, Living Room, Stone/Rock/Brick, Wood Burning

# of Stories 1

Stories 1

## Exterior

Exterior 4 Sides Masonry, Stucco, Stone/Rock

Exterior Features Patio Slab, Covered Patio, Sprinkler System, Double Pane Windows, Has Gutters, Additional Dwelling, Bar-B-Que Pit/Grill, Dog Run Kennel, Detached Quarters, Gas Grill, Outdoor Kitchen, Partial Sprinkler System, Special Yard Lighting

Lot Description 2 - 5 Acres, Bluff View, County Vlew, On Greenbelt, Mature Trees (ext

feat), Sloping, Xeriscaped

Roof

Tile

Construction

Pre-Owned

Foundation

Slab

### **School Information**

District

Comal ISD

Elementary

Bill Brown

Middle

Smithson Valley

High

Smithson Valley