

\$1,830,000 - 1477 Via Principale, New Braunfels

MLS® #1731091

\$1,830,000

4 Bedroom, 5.00 Bathroom, 4,894 sqft
Residential on 1.89 Acres

VINTAGE OAKS, New Braunfels, TX

THIS EXCEPTIONAL RESIDENCE IS DESIGNED AND CAREFULLY CRAFTED WITH ATTENTION TO EVERY DETAIL FROM THE STUNNING AND IMPRESSIVE MODERN HILL COUNTRY EXTERIOR WITH CIRCULAR DRIVE, TO THE OPEN CONCEPT, AND FLEXIBLE USE FLOOR PLAN WITH EVERY AMENITIY YOU COULD IMAGINE. AN ENTERTAINER'S DREAM WITH 3 COVERED PATIOS, OUTDOOR PAVILLION WITH PROFESSIONAL KITCHEN, FABULOUS POOL AND SPA AND AMAZING VIEWS THAT ARE CAPTURED FROM EVERY AREA OF THE HOME. THE EXPANSIVE WINDOWS LET IN NATURAL LIGHT AND GIVE EACH ROOM THE WARM AND INVITING VIEWS AND ALLOW FOR THE DISPLAY OF AMAZING ART WORK. THE FLOORING IS CAREFULLY CRAFTED WOOD THROUGHOUT. THE KITCHEN IS DIVIDED INTO A GATHERING ISLAND WITH VIKING, THERMADOR AND BOSCH APPLIANCES INCLUDING TWO PROFESSIONAL BUILT IN REFRIGERATORS & FREEZERS. THE ADJOINING BUTLER'S PANTRY INCLUDES AN ICE MAKER, WINE CHILLER AND WET BAR WITH ABUNDANT STORAGE AREAS. THE OWNER'S RETREAT IS PRIVATE WITH OUTSIDE ACCESS, A SEPARATE SITTING ROOM WHICH CAN BE FOR RELAXING OR EXERCISE. THE BATHROOM IS ADJOINING WITH A WHIRLPOOL TUB, SEPARATE VANITIES AND A MARVELOUS



SHOWER. THERE'S A SECOND MASTER SUITE WITH PRIVATE BATH AND OUTSIDE ACCESS. SEVERAL ROOMS ARE FLEX ROOMS AND CAN BE USED AS A GAME ROOM OR BEDROOMS AS WELL. THERE'S ABUNDANT STORAGE THROUGHOUT AND A LARGE LAUNDRY SERVICE AREA THAT INCLUDES SPACE FOR AN OFFICE. THE COMMUNITY OF VINTAGE OAKS OFFERS TOP AMENITIES INCLUDING POOL, TENNIS, CLUBHOUSE, TRAILS AND SPORTING FUN. THIS LOCATION GIVES EASY ACCESS TO HWY 46, NEW BRAUNFELS AND SAN ANTONIO ALONG WITH SHOPPING, DINING AND LOCAL SCHOOLS. (PLEASE CHECK SCHOOLS IF IMPORTANT.)

Built in 2016

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1731091
List Price	\$1,830,000
Sale Price	\$1,700,000
Sale Date	May 21st, 2024
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,894
Acres	1.89
Year Built	2016
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Texas Hill Country
Status	Sold

Community Information

Address 1477 Via Principale

Subdivision VINTAGE OAKS
City New Braunfels
County Comal
State TX
Zip Code 78132-2929

Amenities

Amenities Pool, Park/Playground, Jogging Trails, BBQ/Grill, Bike Trails, Clubhouse, Sports Court, Tennis
Parking Oversized, Side Entry
Has Pool Yes
Pool AdjoiningPool/Spa, In Ground Pool, Other, Pool is Heated

Interior

Interior Eat-In Kitchen, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Utility Room Inside, High Ceilings, Open Floor Plan, Laundry Main Level, Laundry Room, Walk in Closets, 1st Floor Lvl/No Steps, Two Eating Areas, Three Living Area, Auxillary Kitchen, Separate Dining Room
Appliances Washer Connection, Dryer Connection, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Smoke Alarm, Pre-Wired for Security, Garage Door Opener, Built-In Oven, Chandelier, Cook Top, Central Vacuum, Ice Maker Connection, Refrigerator, Solid Counter Tops, Security System (Owned), 2+ Water Heater Units, Wet Bar
Heating Central, 3+ Units
Cooling Three+ Central
Fireplace Yes
of Fireplaces 2
Fireplaces Family Room, Gas, Gas Logs Included, Other, Two, Wood Burning
of Stories 1
Stories 1

Exterior

Exterior Stone/Rock, 4 Sides Masonry, Stucco
Exterior Features Covered Patio, Sprinkler System, Double Pane Windows, Has Gutters, Bar-B-Que Pit/Grill, Gas Grill, Outdoor Kitchen, Partial Sprinkler System, Patio Slab, Special Yard Lighting, Mature Trees
Lot Description County Vlew, 1 - 2 Acres, Bluff View, Mature Trees (ext feat), Partially Wooded
Roof Metal

Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal ISD
Elementary	Comal
Middle	Comal
High	Call District