

# **\$1,499,000 - 946 Cross Oak, New Braunfels**

MLS® #1760410

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## **\$1,499,000**

4 Bedroom, 4.00 Bathroom, 3,892 sqft  
Residential on 1.06 Acres

Vintage Oaks the Vineyard 1, New Braunfels, TX

This Exceptional Brand New Custom Built Home is Designed & Carefully Built To Wrap Around this Gorgeous Corner Lot & Has Attention to Every Detail From The Stunning & Impressive Modern Hill Country Exterior w/Circular Drive, Porte-Cochere, 4-car garage & Guest House. The Open Concept & Flexible Floor Plan Has Every Amenity You Could Imagine. An Entertainers Dream w/Oversized Back Patio w/Outdoor Kitchen Area All Overlooking Where Your Custom Pool Will Sit As You Look Over The Beautiful Hill Country. Beautiful Landscaping w/Full Sprinkler & Gutter System, Lots of Oak Trees Including a Majestic Oak in the Backyard! The Elegance Continues w/Anderson Sliding Doors that Seamlessly Connect Indoor & Outdoor Spaces. Huge Gathering Island In Kitchen Overlooks the Family Area & Fireplace. The Kitchen Is a Chef's Dream, Featuring a Microwave/Convection Oven & A Beautiful Farm Style Sink. The Master Bathroom Features a Separate Custom Shower & A Beautiful Soaking Tub.. Creating a Spa-Like Experience. Electrical Car Setup, A Water Softener w/Whole House Filter & Two Flex Rooms (Game Room & Media Room Gives You Four Living Areas. The house is internet & cable prewired & equipped with speaker drops for a superior audio experience. Separate Office Up Front. Separate Casita Connected By a Covered Walk & Porte-Cochere which Includes a Full Kitchen/W/D Setup, Bathroom & Full Bathroom & it's own 1-car Garage.



Awesome Dog Wash Station in Garage  
Making This a Pet Friendly Home! The  
Community of Vintage Oaks Offers Top  
Amenities Including Pools & a Lazy River,  
Tennis, Clubhouse, 5 Miles of Trails & Much  
More. This Location Has Easy Access To  
Hwy46, New Braunfels, San Antonio, Austin..  
Along w/Shopping, Dining Schools & Airports.

Built in 2023

**Essential Information**

ListingFeed	sabor_vow_sold
MLS® #	1760410
List Price	\$1,499,000
Sale Price	\$1,499,000
Sale Date	May 23rd, 2024
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,892
Acres	1.06
Year Built	2023
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Texas Hill Country
Status	Sold

**Community Information**

Address	946 Cross Oak
Subdivision	Vintage Oaks the Vineyard 1
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

**Amenities**

Amenities	Pool, Tennis, Clubhouse, Park/Playground, Jogging Trails, Sports Court,
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	Bike Trails
Pool	None

## Interior

Interior	Two Living Area, Liv/Din Combo, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Game Room, Utility Room Inside, High Ceilings, Open Floor Plan, Pull Down Storage, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Walk in Closets, Attic - Pull Down Stairs, Attic - Partially Finished, Maid's Quarters, Media Room
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Built-In Oven, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Water Softener (owned), Electric Water Heater, Garage Door Opener, Smooth Cooktop, Solid Counter Tops, Carbon Monoxide Detector, Private Garbage Service
Heating	Central, 3+ Units, Zoned
Cooling	Zoned, Three+ Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room, Gas, Gas Logs Included
# of Stories	1
Stories	1

## Exterior

Exterior	Stone/Rock, Stucco, Rock/Stone Veneer
Exterior Features	Patio Slab, Covered Patio, Partial Fence, Sprinkler System, Double Pane Windows, Has Gutters, Additional Dwelling, Bar-B-Que Pit/Grill, Detached Quarters, Gas Grill, Outdoor Kitchen
Roof	Metal
Construction	New
Foundation	Slab

## School Information

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