

# \$1,295,000 - 1046 Provence Place, New Braunfels

MLS® #3013872

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## \$1,295,000

5 Bedroom, 6.00 Bathroom, 4,698 sqft

Residential on 1.35 Acres

Vintage Oaks The Vineyard 2, New Braunfels, TX

Experience luxury living at its finest in this stunning resort-style oasis nestled in Texas Hill Country in the gated area of desirable Vintage Oaks. The homeowner's spared no expense collaborating with designers & builders to execute an exceptional renovation plan throughout the home. Entertainment and relaxation abound in the backyard complete with pool and hot tub, open and covered patio with fireplace, fire pit lounge, horseshoe pit, volleyball court and she-shed or man cave. Other special features of this home include wine room with separate temp controls, indoor atrium, home surround sound, extra LED lighting and huge second living area. Master suite has oversized walk-in shower and two Texas-style his and her closets. Community amenities include a lazy river, clubhouse, large work out facility, walking trails, and more! Truly is a one of a kind opportunity in the heart of Texas.



Built in 2015

## Essential Information

ListingFeed	abor_vow
MLS® #	3013872
List Price	\$1,295,000
Sale Price	\$1,100,000
Sale Date	October 3rd, 2022
Bedrooms	5
Bathrooms	6.00

Full Baths	4
Half Baths	2
Square Footage	4,698
Acres	1.35
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	1046 Provence Place
Subdivision	Vintage Oaks The Vineyard 2
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

### Amenities

Utilities	Electricity Available, Fiber Optic Available, Propane, Phone Available, Water Available
Features	Clubhouse, Fitness Center, Playground, Pool, Sport Court(s), Trails/Paths
Parking	Attached, Garage Faces Side
# of Garages	3
View	None
Waterfront	None
Has Pool	Yes

### Interior

Interior	Carpet, Concrete
Appliances	Built-In Refrigerator, Double Oven, Dishwasher, Gas Cooktop, Disposal, Gas Range, Microwave, Oven, Water Softener Owned, Self Cleaning Oven, Stainless Steel Appliance(s), Tankless Water Heater, Wine Cooler
Heating	Central, Propane
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Gas Starter, Living Room, Outside
# of Stories	1

Stories                      One

**Exterior**

Exterior Features	Lighting, Rain Gutters, Sport Court
Lot Description	Back Yard, Sprinklers In Rear, Sprinklers In Front, Landscaped, Sprinklers Automatic, Waterfall, Xeriscape
Windows	Double Pane Windows
Roof	Metal
Construction	Stucco
Foundation	Slab

**School Information**

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