

\$1,500,000 - 491 Curvatura, New Braunfels

MLS® #4048233

\$1,500,000

4 Bedroom, 4.00 Bathroom, 4,601 sqft
Residential on 1.16 Acres

Vintage Oaks/The Vineyard Un 1, New Braunfels, TX

A true one-of-a-kind custom build where quality was the main ingredient. Come fall in love with this beautiful Spanish Mediterranean home unique to the Texas Hill Country.

Designed for entertaining, you will love the attention that went into this floor plan that offers a front courtyard with a relaxing fireplace and a calming fountain, a grand rotunda entry with custom-made iron chandelier, and a beautiful light filled great room with 15' ceilings that opens to a chef inspired kitchen. This split floor plan also offers a private master suite situated on its own side of the home and features a stunning bathroom with a free-standing tub and large walk-in rainfall shower with hand laid tile and electronic temperature controls. The other side of the home offers a long hallway ideal for art collectors and a spacious flex room that works perfect as another entertaining space. The front bedroom features double iron doors that lead to the courtyard and would make an ideal home office and all the secondary bedrooms have access to a full bath. Built in a wraparound style, this home would be perfect for an in-ground pool and the property is already setup to support secondary living quarters or a pool house. Located in the sought-after community of Vintage Oaks, you will love the many community amenities and the prime location right off Hwy 46 with a short commute into New Braunfels, San Antonio, and the popular Texas Hill Country. Truly one-of-a-kind, you will not find a home of this



quality at this price anywhere else, but it must be viewed in person to truly appreciate. Be sure to ask your Realtor for the virtual tour and feature sheet, and then come for a visit and discover for yourself the level of detail and care that went into building this magnificent home.

Built in 2020

Essential Information

ListingFeed	abor_vow
MLS® #	4048233
List Price	\$1,500,000
Sale Price	\$1,600,000
Sale Date	April 21st, 2022
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,601
Acres	1.16
Year Built	2020
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	491 Curvatura
Subdivision	Vintage Oaks/The Vineyard Un 1
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Utilities	See Remarks
Features	Barbecue, Clubhouse, Playground, Park, Pool, Sport Court(s), Tennis Court(s), Trails/Paths

Parking	Additional Parking, Driveway
# of Garages	3
View	Pool
Waterfront	None

Interior

Interior	Stone, Wood
Appliances	Dishwasher, Exhaust Fan, Free-Standing Gas Range, Free-Standing Refrigerator, Disposal, Gas Oven, Gas Range, Ice Maker, Microwave, Plumbed For Ice Maker, Range, Refrigerator, Range Hood, Water Softener Owned, Stainless Steel Appliance(s)
Heating	Central, Fireplace(s), See Remarks
Cooling	Central Air, See Remarks
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Outside
# of Stories	1
Stories	One

Exterior

Exterior Features	Uncovered Courtyard
Lot Description	Level, Few Trees
Windows	See Remarks
Roof	Tile
Construction	Stucco
Foundation	Slab

School Information

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