

\$1,299,000 - 606 Battistrada, New Braunfels

MLS® #5720556

\$1,299,000

4 Bedroom, 3.00 Bathroom, 3,885 sqft
Residential on 1.01 Acres

Vintage Oaks At The Vineyard 1, New Braunfels, TX

THIS IS A ONE OF A KIND ARCHITECTURAL MASTERPIECE WITH AN OPEN CONCEPT AND DESIGN! Award winning custom home just under 3900 square feet with 4 Bedrooms, 3 Bathrooms, a Library, Study room, Computer Nook, Exercise room and an Interior Courtyard off of the Primary Suite. As you approach the home, you are greeted by a massive 10' tall custom made iron pivot door. Entering into the foyer, a tall accent stone archway leads you into the living space where you instantly have views to the rear porch and backyard through a massive 10'x20' sliding glass door directly off the back of the Great Room. The Great Room also hosts a grand 50" fireplace with a beautiful wood casing mantel, as well as eye catching painted beams in a grid pattern in the ceiling. A gorgeous segmented stone archway provides a sense of separation between the Great Room and Kitchen within this open concept floor plan. The Kitchen hosts a 10' wide island with storage all the way around, Quartz countertops, a hidden pantry, and one of a kind floating beams mounted in the ceiling. The Primary Suite includes a Computer Nook off of its entry and an intimate reading area dressed up with a stone wall that really captures your attention. The Suite also features a freestanding tub with a stone backdrop, a barrel ceiling with cove lighting, his and her vanity's with toe kick lighting, a Sauna and a view into the Interior Courtyard of the home. The shared Primary Closet features



a connection to the Laundry Room, making this design extremely functional. The Exercise room overlooks the Interior Courtyard with access from the Primary Suite as well. With an oversized 3-car Garage and plenty of parking for guests, this home has everything you could ever want in a custom home! Located in the sought after Vintage Oaks Community.

Built in 2020

Essential Information

ListingFeed	abor_vow
MLS® #	5720556
List Price	\$1,299,000
Sale Price	\$1,100,000
Sale Date	April 30th, 2024
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,885
Acres	1.01
Year Built	2020
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	606 Battistrada
Subdivision	Vintage Oaks At The Vineyard 1
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Utilities	Cable Available, Electricity Connected, Propane, Water Connected, Underground Utilities
Features	Barbecue, Clubhouse, Community Mailbox, Fitness Center, Internet

Access, Kitchen Facilities, Playground, Park, Pool, Planned Social Activities, Sauna, Sport Court(s), Tennis Court(s), Trails/Paths

Parking Attached, Circular Driveway, Door-Multi, Garage, Oversized, Garage Faces Side

of Garages 3

Waterfront None

Interior

Interior Marble, Tile

Appliances Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Double Oven, Dishwasher, Disposal, Microwave, Range Hood, Stainless Steel Appliance(s)

Heating Central, Electric

Cooling Central Air, Electric

Fireplace Yes

of Fireplaces 1

Fireplaces Living Room

of Stories 1

Stories One

Exterior

Exterior Features See Remarks

Lot Description Corner Lot, Cul-De-Sac, Level, Trees Medium Size

Windows Double Pane Windows, Skylight(s), Window Treatments

Roof Metal

Construction Masonry, Stone, Stucco

Foundation Slab

School Information

District Comal ISD

Elementary Bill Brown

Middle Smithson Valley

High Smithson Valley