

\$1,245,000 - 2018 Appellation, New Braunfels

MLS® #6212452

\$1,245,000

5 Bedroom, 5.00 Bathroom, 3,557 sqft
Residential on 1.01 Acres

Vintage Oaks The Vineyard 2, New Braunfels, TX

Heaven on Earth. This one checks ALL the boxes...even the dog shower. Spacious custom built single story 5/4.5/3 plus study PLUS OUTSTANDING 40 X 40 under roof flexible use outbuilding (built to Vintage Oaks standards) with wide approach circular driveway and loads of concrete flatwork for easy access. All of this on gorgeous level landscaped 1 acre lot. Perfect location borders neighborhood nature trail and is across from soccer, basketball and baseball fields and a very short walk to community clubhouse and pools. Architecturally pleasing design features throughout that include diverse barrel, trey and soaring open beam ceilings, tall interior archways, wooden flooring, bold chopped limestone floor to ceiling gas fireplace, transom light windows, massive barn door and unique accent walls melt into a traditional Southwest Texas luxury style of living. True gourmet kitchen separated by impressive 12' X 6' granite island complete with breakfast seating and perimeter cabinetry, copper farm style sink, gas cooktop, pot-filler, built-in double ovens and microwave, walk-in pantry, custom dark stained flat panel alderwood cabinetry and Spanish backsplash. Multi-generational friendly ready with not one BUT TWO secondary en suite bedrooms featuring their own private bath! Enjoy private backyard entertaining and countryside views from the huge 25' X 18' covered patio complete with a built-in outdoor kitchen outfitted with gas grill, electric and water and a



wonderful stone wood-burning fireplace.
Contact your agent TODAY!

Built in 2018

Essential Information

ListingFeed	abor_vow
MLS® #	6212452
List Price	\$1,245,000
Sale Price	\$1,260,000
Sale Date	June 6th, 2022
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,557
Acres	1.01
Year Built	2018
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	2018 Appellation
Subdivision	Vintage Oaks The Vineyard 2
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Utilities	Cable Available, Electricity Connected, Propane, Water Connected, Underground Utilities
Features	Common Grounds/Area, Clubhouse, Fitness Center, Playground, Property Manager On-Site, Pool, Sport Court(s), Tennis Court(s), Trails/Paths
Parking	Additional Parking, Attached, Boat, Circular Driveway, Concrete, Detached, Garage, Oversized, RV Garage, RV Access/Parking, Garage Faces Side

# of Garages	3
Garages	Garage Door Opener
View	Hills
Waterfront	None

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Double Oven, Dishwasher, Exhaust Fan, Free-Standing Refrigerator, Disposal, Gas Water Heater, Microwave, Propane Cooktop, Water Softener Owned, Self Cleaning Oven, Tankless Water Heater
Heating	Central, Propane
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Gas Log, Gas Starter, Living Room, Outside, Stone, Wood Burning
# of Stories	1
Stories	One

Exterior

Exterior Features	Gas Grill, Rain Gutters
Lot Description	Close to Clubhouse, Sprinklers In Rear, Sprinklers In Front, Landscaped, Level, Sprinklers Automatic, Trees Medium Size
Windows	Double Pane Windows, ENERGY STAR Qualified Windows, Plantation Shutters, Window Treatments
Roof	Composition
Construction	Stone, Stucco
Foundation	Slab

School Information

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