

\$1,110,000 - 1623 Bussola, New Braunfels

MLS® #6852378

\$1,110,000

4 Bedroom, 4.00 Bathroom, 3,573 sqft
Residential on 1.01 Acres

Vintage Oaks At The Vineyard 9, New Braunfels, TX

Welcome home to this stunning hill country beauty! Walk through the grand double door entry and you are greeted with high ceilings which add elegance and spaciousness to the home. This home features a true chef's kitchen featuring Bertizgonni appliances, glass upper cabinets, and a huge island with seating for everyone. The office provides a dedicated space for work or study adding functionality and convenience. The master suite includes a large closet, separate shower and tub, offering comfort and luxury. The split floor plan ensures privacy and separation between different areas of the home with one of the secondary bedrooms having an attached bath. There is plenty of entertainment space for leisure and recreation, ideal for family gatherings or social events. A true backyard oasis is equipped with a built-in kitchen and fireplace, perfect for outdoor cooking and relaxation. The one-acre lot provides many mature trees, and the backyard is fully fenced ensuring privacy and safety for residents. This home is a perfect blend of luxury, comfort, and natural beauty, making it an ideal retreat in the hill country.



Built in 2016

Essential Information

ListingFeed	abor_vow
MLS® #	6852378
List Price	\$1,110,000

Sale Price	\$1,085,000
Sale Date	April 16th, 2024
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,573
Acres	1.01
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1623 Bussola
Subdivision	Vintage Oaks At The Vineyard 9
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Utilities	Cable Available, Electricity Connected, Propane, Phone Available, Water Connected, Underground Utilities
Features	Barbecue, Clubhouse, Community Mailbox, Fitness Center, Playground, Park, Pool, Planned Social Activities, Sauna, Sport Court(s), Tennis Court(s), Trails/Paths
Parking	Attached, Concrete, Door-Multi, Driveway, Garage, Inside Entrance, Kitchen Level, Garage Faces Side
# of Garages	3
Garages	Garage Door Opener
View	Hills, Trees/Woods
Waterfront	None

Interior

Interior	Carpet, Tile
Appliances	Built-In Electric Oven, Built-In Oven, Convection Oven, Cooktop, Double Oven, Dishwasher, ENERGY STAR Qualified Appliances, Exhaust Fan, Disposal, Gas Water Heater, Microwave, Oven, Propane Cooktop, Plumbed For Ice Maker, Water Softener Owned, Self Cleaning Oven,

Heating	Stainless Steel Appliance(s), Vented Exhaust Fan
Cooling	Central, Electric, Fireplace(s), Heat Pump, Wood
Fireplace	Central Air, Electric, Heat Pump
# of Fireplaces	Yes
Fireplaces	1
# of Stories	Gas Starter, Living Room, Outside, Stone, Wood Burning
Stories	1
	One

Exterior

Exterior Features	Barbecue, Gas Grill, Private Yard, Fire Pit
Lot Description	Back Yard, Close to Clubhouse, Drip Irrigation/Bubblers, Front Yard, Sprinklers In Rear, Sprinklers In Front, Landscaped, Level, Many Trees, Sprinklers Automatic, Sprinklers In Ground, Views
Windows	Double Pane Windows
Roof	Metal
Construction	Blown-In Insulation, Masonry, Stone Veneer, Stucco
Foundation	Slab

School Information

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