

\$1,395,000 - 2254 Meritage Drive, New Braunfels

MLS® #9189858

\$1,395,000

4 Bedroom, 4.00 Bathroom, 3,719 sqft
Residential on 1.41 Acres

Vintage Oaks At The Vineyard 8, New Braunfels, TX

Thoughtfully planned and flawlessly executed, this custom single-story home was designed with today's modern family in mind. This 4 bedroom 3.5 bathroom home is situated on 1.4 acres overlooking the Texas Hill country within the coveted community of Vintage Oaks in New Braunfels. Natural light pours through the custom 20' sliding glass doors into the main living area creating a seamless transition between your well-appointed indoor and outdoor living areas. You can enjoy your unobstructed view of the Texas Hill Country from your dream kitchen which features Quartz countertops with a waterfall edge at the island, Thermador Appliances and enough custom cabinetry to give every kitchen gadget your heart desires its own special place. If the kitchen doesn't do it for you it's probably time to grab a bottle of wine from your 155-bottle wine fridge and head out to the patio. The tiered outdoor living space features built-in kitchen, 8-person caldera hot tub, built-in fire pit, and a deck connecting to the separate casita. Other features include an oversized mudroom with a secondary fridge and exterior door to the fenced-in dog run, 3 car garage, spa-like bath, separate office and so much more. With too many features to list this home is a must-see. With a low tax rate and great schools, this home is ready to go for its new owners.



Built in 2018

Essential Information

ListingFeed	abor_vow
MLS® #	9189858
List Price	\$1,395,000
Sale Price	\$1,367,000
Sale Date	November 15th, 2021
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,719
Acres	1.41
Year Built	2018
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	2254 Meritage Drive
Subdivision	Vintage Oaks At The Vineyard 8
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Phone Available, Water Connected
Features	Clubhouse, Playground, Park, Pool, Tennis Court(s), Trails/Paths
Parking	Door-Single, Garage, Oversized
# of Garages	3
View	Hills, Trees/Woods
Waterfront	None

Interior

Interior	Carpet, Tile
Appliances	Dishwasher, Disposal, Ice Maker, Refrigerator, Self Cleaning Oven, Water Softener, Trash Compactor, Wine Refrigerator
Heating	Central, Electric

Cooling	Central Air, Multi Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Gas Log, Living Room
# of Stories	1
Stories	One

Exterior

Exterior Features	Dog Run, Exterior Steps, Gas Grill, Outdoor Grill, Rain Gutters
Lot Description	Bluff, Cul-De-Sac, Landscaped, Moderate Trees
Windows	Blinds, Double Pane Windows, Solar Screens
Roof	Metal
Construction	HardiPlank Type, Stone, Stucco
Foundation	Slab

School Information

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