

# \$1,470,000 - 1452 Decanter Drive, New Braunfels

MLS® #9585126

---

## \$1,470,000

4 Bedroom, 4.00 Bathroom, 3,692 sqft  
Residential on 1.02 Acres

Vintage Oaks The Vineyard 2, New Braunfels, TX

Fantastic Custom home by Vintage Estate Luxury Homes. Large beautiful lot with many mature oak trees. This Home shows like a model. Large family room with a wood burning limestone fireplace with detailed stone work. Custom cabinets and shelves to either side. You will love this gourmet kitchen with Micheal Edwards custom built cabinets. Thermidor 6 burner gas range with griddle. Rockwood custom 4" wood shutters with invisible tilt. Pot-filler above range. Bertazonni double convection ovens. Family room opens to 22 x 20 cover patio with a 12 foot pocket sliding door which lets the outdoor in. Outdoor kitchen with grill, sink and refrigerator. 2 Tankless water heaters. Life-source whole house water filter system. Barn doors entering into gameroom and theatre room. Coated garage floor with lifetime warranty. Walk up attic access to floored storage. 8' door through out with 14' ceilings. 6' foot wrought iron fence through out backyard. Gunite pool with heated spa.



Built in 2017

## Essential Information

ListingFeed	abor_vow
MLS® #	9585126
List Price	\$1,470,000
Sale Price	\$1,250,000
Sale Date	September 30th, 2022

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,692
Acres	1.02
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	1452 Decanter Drive
Subdivision	Vintage Oaks The Vineyard 2
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

### **Amenities**

Utilities	Cable Connected, Electricity Connected, Water Connected
Features	Barbecue, Clubhouse, Playground, Pool, Tennis Court(s), Trails/Paths
Parking	Attached
# of Garages	3
View	Neighborhood
Waterfront	None

### **Interior**

Interior	Carpet, Tile
Appliances	Bar Fridge, Dishwasher, Gas Cooktop, Disposal, Microwave
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Exterior Steps, Outdoor Grill
Lot Description	Back Yard, Many Trees
Windows	None
Roof	Composition
Construction	Brick Veneer, Stone Veneer
Foundation	Slab

### **School Information**

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