

\$1,947,000 - 1631 Blush, New Braunfels

MLS® #9880756

\$1,947,000

4 Bedroom, 5.00 Bathroom, 5,522 sqft
Residential on 3.29 Acres

Vintage Oaks The Vineyard 2, New Braunfels, TX

Distinctive Extravagance in the Heart of the Texas Hill Country! Nestled in a quiet cul-de-sac on over 3 acres, this stately home begins with an impressive entrance into a gated courtyard. Enhanced with exquisite design touches, the expansive living space includes a grand foyer that leads to a beautiful sitting area. The impressive kitchen designed with every detail is complimented with professional grade appliances. Luxe owner's retreat, with sitting area, includes a gorgeous bath that offers a truly spa-like experience. Entertainment areas include a game room complete with wet bar, a media room for family fun, over 500 sq ft upstairs bonus room, and a flex room for fitness area or fourth bedroom. Spacious secondary bedrooms all feature ensuite baths. The state-of-the-art office is a must see! Gorgeous imported Savoi hardwood floors with herringbone pattern, plantation shutters, faux paint accents, custom cabinetry, two dishwashers, tankless water heaters and countless upgrades. Interior and exterior spaces are beautifully blended through seamless glass windows overlooking the fabulous outdoor living and backyard paradise. Enjoy nature's ambiance while soaking in your private hot tub! This home is perfectly positioned to capture the incredible views and enjoy the peaceful tranquility of the Hill Country.



Built in 2013

Essential Information

ListingFeed	abor_vow
MLS® #	9880756
List Price	\$1,947,000
Sale Price	\$1,867,500
Sale Date	January 11th, 2022
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	5,522
Acres	3.29
Year Built	2013
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1631 Blush
Subdivision	Vintage Oaks The Vineyard 2
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Utilities	Electricity Connected, Fiber Optic Available, Propane, Phone Available, Water Connected, Underground Utilities
Features	Barbecue, Common Grounds/Area, Community Mailbox, Fitness Center, Internet Access, Playground, Park, Property Manager On-Site, Pool, Planned Social Activities, Tennis Court(s), Trails/Paths
Parking	Attached, Circular Driveway, Enclosed, Garage, Garage Faces Side, Storage
# of Garages	3
Garages	Garage Door Opener
View	Hills, Trees/Woods
Waterfront	None

Interior

Interior	Carpet, Marble, Tile, Vinyl, Wood
Appliances	Bar Fridge, Built-In Oven, Built-In Refrigerator, Cooktop, Double Oven, Dishwasher, ENERGY STAR Qualified Appliances, Disposal, Gas Water Heater, Ice Maker, Microwave, Propane Cooktop, Plumbed For Ice Maker, Refrigerator, Water Softener Owned, Self Cleaning Oven, Stainless Steel Appliance(s), Water Softener, Tankless Water Heater, Wine Refrigerator
Heating	Electric, Heat Pump
Cooling	Central Air, Electric, Heat Pump
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Starter
Stories	One and One Half

Exterior

Exterior Features	Balcony, Gas Grill, In-Wall Pest Control System, Lighting, Outdoor Grill, Uncovered Courtyard
Lot Description	Cul-De-Sac, Sloped Down, Gentle Sloping, Sprinklers In Rear, Sprinklers In Front, Level, Native Plants, Many Trees, Sprinklers Automatic, Sprinklers In Ground, Views, Xeriscape
Windows	Blinds, Double Pane Windows, Window Coverings
Roof	Metal, Tile
Construction	Stone, Stucco
Foundation	Slab

School Information

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