

# \$1,890,000 - 1210 Prairie Bend, New Braunfels

MLS® #450579

**\$1,890,000**

4 Bedroom, 5.00 Bathroom, 4,440 sqft  
Residential on 1.01 Acres

Vintage Oaks At The Vineyard 1, New Braunfels, Texas

One of a kind Weston Dean custom built residence in Vintage Oaks! This Modern ranch is perfectly placed on a 1 acre corner lot, with custom landscaping front and back, and beautiful oak trees. The grand entry features a custom iron door, 4400 sprawling square feet all on one level, with 4 spacious bedrooms each with their own on suite bath, home office space, soaring ceilings in the living/kitchen/dining space, gameroom, media room, and more. The custom kitchen features Michael Edwards cabinetry, Thermador appliances, Thermador Refrigerator, Hidden pantry, and double island with gorgeous Quartzite counters. Beautifully designed plan with thoughtful storage spaces at every turn. The Laundry Room features an island for folding laundry and hidden closet with custom storage. The back patio has vaulted ceilings, outdoor grill, outdoor fireplace, and a backyard retreat with a 10x15 Garden House that could be converted to a secondary office. This one is almost brand new and has custom touches at every corner. Vintage Oaks is a Master Planned community outside of the New Braunfels City Limits with no city taxes. Vintage Oaks boasts 3 gorgeous swimming pools, 2 workout facilities, tennis, hike and bike trails, community events and more. Excellent Comal ISD Schools. Contact Marissa Van Bibber for a tour, 512-289-9753.

Built in 2020



## Essential Information

MLS® #	450579
Price	\$1,890,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,440
Acres	1.01
Year Built	2020
Type	Residential
Sub-Type	Single Family
Style	Contemporary/Modern
Status	Active

## Community Information

Address	1210 Prairie Bend
Subdivision	Vintage Oaks At The Vineyard 1
City	New Braunfels
County	Comal
State	Texas
Zip Code	78132

## Amenities

Utilities	Electricity Available, Propane
Features	Barbecue, Playground, Community Pool, Basketball Court, Clubhouse, Fitness Center, Tennis Courts, Trails/Paths
Parking	Attached, Circular Driveway, Garage, Garage Faces Side, Oversized
# of Garages	3
Garages	Garage Door Opener
View	None

## Interior

Interior	Carpet, Ceramic Tile
Interior Features	Ceiling Fan(s), Dining Area, Separate/Formal Dining Room, Double Vanity, Open Floorplan, Separate Shower, Attic, Game Room, Pantry, Window Treatments
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Oven, Water Heater, Water Softener Owned, Double Oven, Some Commercial Grade, Wine

	Refrigerator
Heating	Central, Multiple Heating Units
Cooling	2 Units
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Fire Pit, Other, Outside, See Remarks
# of Stories	1
Stories	One

## Exterior

Exterior Features	Covered Patio, Outdoor Grill, Fire Pit, Gas Grill, Lighting, Private Yard, Propane Tank - Owned, Rain Gutters
Windows	Window Treatments
Roof	Metal
Construction	Masonry, Spray Foam Insulation, Stucco
Foundation	Slab

## School Information

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

## Additional Information

Date Listed	September 3rd, 2021
Days on Market	1
HOA Fees	675.00
HOA Fees Freq.	Annually

## Listing Details

Listing Office	Black Label Real Estate Adviso
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