

\$523,746 - 2247 Meritage, New Braunfels

MLS® #20719

\$523,746

3 Bedroom, 4 Bathroom, 2,643 sqft
Residential

VINTAGE OAKS, New Braunfels, TX

CUSTOM 3 BED/ 2.5 BATH HOME/
SEPARATE OFFICE/ 4 MIDSIZE CAR OR
TWO FULL SIZE SUV WITH ROOM TO
SPARE GARAGE ON GORGEOUS
ACREAGE LOT WITH INCREDIBLE VIEWS.
UPGRADES THROUGHOUT THS CUSTOM
HOME WITH OPEN FLOOR PLAN AND 14FT
VAULTED CEILING WITH WOODEN BEAMS.
WALK-IN SHOWERS IN BOTH BATHS.
MASTERBATH INCLUDES DUAL VANITIES,
WALK-IN SHOWER WITH RAINFALL HEAD
AND BODY SPRAYS, AND ENCLOSED
COMMODE AREA. MASTER BATH ALSO
FEATURES A SEPARATE GUN SAFE
CLOSET (OR USE FOR LOCKED STORAGE
AREA). KITCHEN FEATURES CUSTOM
ALDER CABINETS, KITCHEN ISLAND,
BREAKFAST BAR, AMAZING GRANITE
COUNTERTOPS, KITCHEN-AIDE
APPLIANCES, GAS COOKTOP, SPECIAL
LIGHTING, AND MORE. PLENTY OF
STORAGE IN THE OVERSIZED 11' X 8'
PANTRY. ELEVATED DOG WASH STATION
IN LAUNDRY ROOM AS WELL AS
SEPARATE SINK. STAINED CONCRETE
FLOORS. BARREL CEILING IN ENTRYWAY
HALL. SPECIAL CEILING TREATMENTS IN
ENTRYWAY AND DINING AREA. ELECTRIC
FIREPLACE IN LIVING AREA. INCREDIBLE
MULTI-LEVEL BACK DECK HAS STUNNING
VIEWS OF TEXAS HILL COUNTRY, AND
FEATURES GAS FIREPLACE AND
CONNECTIONS FOR TV AND OUTDOOR
SPEAKERS. THIS BEAUTIFUL CUSTOM



HOME INCLUDES SPRAY FOAM INSULATION, EPOXY FLOORS IN GARAGE, WATER SOFTENER, DROUGHT RESISTANT LANDSCAPING, RUSTIC BEAMS IN LIVING AREA, INSULATED WALLS IN MASTER RETREAT, UNDER-EAVE ELECTRICAL OUTLETS, AND 50 AMP ELECTRICAL CIRCUIT BY GARAGE FOR RVers! UNBELIEVABLE NEIGHBORHOOD AMENITIES! THIS INCREDIBLE 2 YEAR OLD CUSTOM HOME HAS IT ALL, IT'S JUST WAITING FOR NEW OWNERS!

Built in 2018

Essential Information

MLS® #	1472773
Price	\$523,746
Bedrooms	3
Bathrooms	4
Full Baths	3
Half Baths	1
Square Footage	2643
Year Built	2018
Type	Residential
Status	Sold

Community Information

Address	2247 Meritage
Subdivision	VINTAGE OAKS
City	New Braunfels
Province	TX
Postal Code	78132-3943

Interior

Stories	1
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Exterior

Lot Size	1.01
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School Information

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