

\$674,999 - 1219 Catnip, New Braunfels

MLS® #1697694

\$674,999

4 Bedroom, 3.00 Bathroom, 3,029 sqft
Residential on 0.24 Acres

Vintage Oaks at the Vineyard, New Braunfels, TX

****SELLERS ARE WILLING TO HELP WITH CLOSING COSTS OR RATE BUYDOWN**.**

This newly built 4 bedroom 3 bath Monticello home is situated on a cul-de-sac in the highly sought-after Vintage Oaks community, offering a peaceful and private setting. One of the standout features of this home is the beautiful bluff views that can be enjoyed from the large windows in the living and bonus rooms.

Whether you're relaxing with a cup of coffee in the morning or hosting a barbecue with friends and family, the views from the covered patio will provide a picturesque backdrop. The large eat-in kitchen is a focal point of the home, providing a spacious and functional area for cooking on the gas cook top and entertaining. With modern appliances, ample countertop space, and plenty of storage, it's a chef's dream come true. Additionally, this home features a bonus room, which can be used as a versatile space for a playroom, media room, or game room. Living in the Grove at Vintage Oaks offers access to a range of amenities such as pools, parks, trails, and a clubhouse, providing opportunities for recreation, relaxation, and socializing. This Monticello home offers a blend of comfort, functionality, and stunning views, making it an ideal choice for those seeking a contemporary and inviting living space in a desirable neighborhood.

Built in 2022

Essential Information



MLS® #	1697694
Price	\$674,999
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,029
Acres	0.24
Year Built	2022
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Traditional
Status	Active

Community Information

Address	1219 Catnip
Area	2611
Subdivision	Vintage Oaks at the Vineyard
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Amenities	Basketball Court, BBQ/Grill, Bike Trails, Clubhouse, Sports Court, Park/Playground, Pool, Tennis, Jogging Trails, Volleyball Court
Parking	Attached
Pool	None

Interior

Interior	Two Living Area, Eat-In Kitchen, Island Kitchen, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Room, Two Eating Areas, All Bedrooms Downstairs, Attic - Partially Floored, Attic - Pull Down Stairs, Breakfast Bar, Game Room, Liv/Din Combo, Open Floor Plan, Pull Down Storage, Study/Library, Walk in Closets, Walk-In Pantry
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Private Garbage Service, Built-In Oven, Chandelier, Cook Top, Custom Cabinets, Disposal, Dishwasher, Garage Door Opener, Gas Cooking, Gas Water Heater, Microwave Oven, Water Softener (owned), Solid Counter Tops
Heating	Central, 1 Unit

Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	1 Side Masonry, Stucco, Stone/Rock
Exterior Features	Has Gutters, Covered Patio, Double Pane Windows, Patio Slab, Privacy Fence, Sprinkler System, Wrought Iron Fence
Lot Description	County Vlew, Bluff View, Cul-de-Sac/Dead End, On Greenbelt, Level
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	New Braunfels
Elementary	Veramendi
Middle	Oak Run School
High	New Braunfel

Additional Information

Date Listed	June 22nd, 2023
Days on Market	332
HOA Fees	725.00
HOA Fees Freq.	Annually

Listing Details

Listing Office	Keller Williams Heritage
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