

# \$155,000 - 1246 Powder Ridge Rd, New Braunfels

MLS® #1708463

## \$155,000

Bedroom, Bathroom,  
Land on 1.04 Acres

Vintage Oaks at the Vineyard, New Braunfels, TX

Amazing ONE ACRE lot priced to sell! With an abundance of mature trees surrounding the lot, you can enjoy the beauty and tranquility of nature right at your doorstep. The lush greenery provides privacy and creates a serene and peaceful atmosphere, making it an ideal setting for your dream home. Vintage Oaks community has 4 swimming pools, lazy river, 6+ miles of trails, basketball, volleyball & tennis courts, soccer field, baseball field, park, playground, clubhouse, fitness center and more! Don't let this one pass you by! (Please note: There is a builder sign located on the property as well, but buyer can use any builder they choose.)



## Essential Information

|          |                 |
|----------|-----------------|
| MLS® #   | 1708463         |
| Price    | \$155,000       |
| Acres    | 1.04            |
| Type     | Land            |
| Sub-Type | Residential Lot |
| Status   | Active          |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1246 Powder Ridge Rd         |
| Area        | 2611                         |
| Subdivision | Vintage Oaks at the Vineyard |
| City        | New Braunfels                |
| County      | Comal                        |

|          |            |
|----------|------------|
| State    | TX         |
| Zip Code | 78132-3449 |

### Amenities

|           |  |
|-----------|--|
| Amenities | Clubhouse, Playground/Park, Neighborhood Pool, Pool, BBQ/Grill, Basketball Court, Bike Trails, Tennis Courts, Volleyball Court |
| Utilities | Cable TV, Electric, Natural Gas, Telephone, Water System   |
| Has Pool  | Yes  |

### Exterior

|                 |                                |
|-----------------|--------------------------------|
| Lot Description | Irregular, Undeveloped, Wooded |
|-----------------|--------------------------------|

### School Information

|            |                 |
|------------|-----------------|
| District   | Comal           |
| Elementary | STARTZVILLE     |
| Middle     | Mountain Valley |
| High       | Canyon Lake     |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 3rd, 2023 |
| Days on Market | 284              |
| Zoning         | RESIDENTIAL      |

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | Keller Williams Heritage |
|----------------|--------------------------|

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