

\$849,900 - 1244 Merlot, New Braunfels

MLS® #1855578

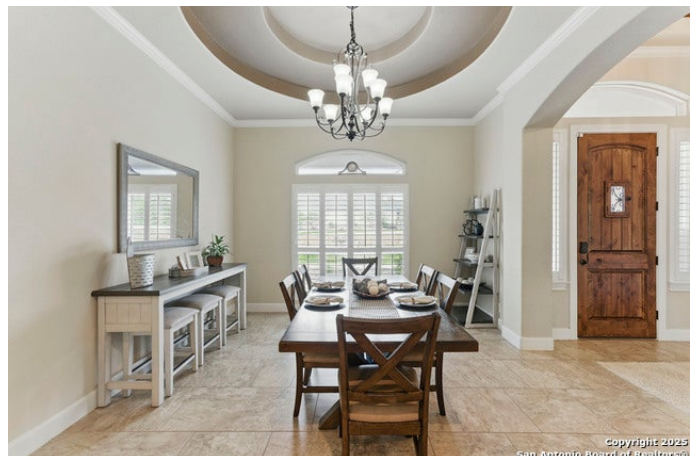
\$849,900

3 Bedroom, 4.00 Bathroom, 2,877 sqft

Residential on 1.01 Acres

VINTAGE OAKS, New Braunfels, TX

Welcome to this stunning luxury home nestled in the premier subdivision of Vintage Oaks. As you step inside, you're immediately greeted by an abundance of natural light, soaring ceilings, and views from the wall-to-wall living room window. Your attention is instantly drawn to the impressive floor to ceiling stone fireplace which adds warmth and elegance to this space. The Chef's kitchen is a true masterpiece, featuring exquisite granite countertops, a travertine backsplash, under-cabinet lighting, 42" custom cabinetry, and top-of-the-line Bosch appliances-perfect for both everyday living and entertaining guests. The spacious primary suite provides a serene retreat, complete with a private exit to the covered patio. The spa-like bathroom boasts double vanities, a soaking garden tub, a frosted glass picture window, and a generously sized walk-in shower, creating a tranquil oasis to unwind in. This exceptional floor plan includes both a formal dining room and a dedicated study, offering versatile spaces to suit your needs. Relax and savor the evening breeze from the expansive covered patio while taking in stunning sunsets beneath the majestic mature oak trees. And the second stone fireplace will keep you warm on those cooler Hill Country nights. Just outside the gate, you'll find a charming 12' x 14' metal gazebo, ideal for setting up a pair of rocking chairs and a cozy firepit or grill to enjoy the outdoors. This home combines elegance, functionality, and craftsmanship in every



corner...it's the perfect place to make your own!

Built in 2016

Essential Information

MLS® #	1855578
Price	\$849,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,877
Acres	1.01
Year Built	2016
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Traditional
Status	Active

Community Information

Address	1244 Merlot
Area	2611
Subdivision	VINTAGE OAKS
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
Pool	Hot Tub, None

Interior

Interior	1st Floor Lvl/No Steps, One Living Area, Two Eating Areas, All Bedrooms Downstairs, Attic - Partially Floored, Attic - Pull Down Stairs, Breakfast Bar, Cable TV Available, Eat-In Kitchen, High Ceilings, High Speed Internet, Island Kitchen, Laundry Main Level, Laundry Room,
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	Open Floor Plan, Pull Down Storage, Secondary Bedroom Down, Separate Dining Room, Study/Library, Telephone, Utility Room Inside, Walk in Closets, Walk-In Pantry
Appliances	Built-In Oven, Cook Top, Ceiling Fans, Disposal, Dryer Connection, Dishwasher, Electric Water Heater, Garage Door Opener, Ice Maker Connection, Microwave Oven, Private Garbage Service, Pre-Wired for Security, Water Softener (owned), Solid Counter Tops, Smooth Cooktop, Smoke Alarm, Security System (Owned), Washer Connection
Heating	1 Unit, Central, Zoned
Cooling	One Central, Zoned
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Stone/Rock/Brick, Two, Wood Burning
# of Stories	1.0
Stories	1

Exterior

Exterior	Stucco, Stone/Rock
Exterior Features	Covered Patio, Double Pane Windows, Gazebo, Has Gutters, Partial Fence, Patio Slab, Sprinkler System, Mature Trees, Wrought Iron Fence
Lot Description	1 - 2 Acres, Cul-de-Sac/Dead End, County Vlew, Level, Mature Trees (ext feat)
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Bill Brown
Middle	Smithson Valley
High	Smithson Valley

Additional Information

Date Listed	April 4th, 2025
Days on Market	213
HOA Fees	800.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Angela Bradley
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