

\$515,000 - 1179 Barberry, New Braunfels

MLS® #1867638

\$515,000

3 Bedroom, 3.00 Bathroom, 2,611 sqft

Residential on 0.28 Acres

THE GROVES AT VINTAGE OAKS, New Braunfels, TX

Major reduction!!!! BEST deal in The Groves at Vintage Oaks hands down! Seller's loss is your gain!!! Wow, take a look at 1179 Barberry Way in Vintage Oaks! This stunning single story home, built by Scott Felder, offers approximately 2,611 SF, 3 bedrooms, 2.5 bathrooms and sits at the end of a quiet cul-de-sac with just 4 homes total on a large, pie shaped .28 acre lot! Talk about location...this one is hard to beat! With an open floor plan, tall ceilings, a spacious family room that seamlessly connects to the kitchen, a private study for the work-from-home buyer, a split bedroom design, offering privacy to the primary bedroom, a gourmet kitchen that features stainless appliances, attractive granite counters, a gas cooktop and a built-in oven & microwave, this home is loaded! The floor to ceiling stone fireplace is the center piece of the family room, while the flex room can either be used as formal dining room or a living/game room. The lot is so spacious and wide, you won't believe it when you step onto the covered patio as you enjoy the maturity of several large oak trees. The fully fenced yard is also a great feature, as is the low-maintenance xeroscape front yard. The built-in shelving and cabinets in the office is yet another feature the current owners added. Located in the highly desirable community of Vintage Oaks, this is more than buying a home...it is a lifestyle opportunity with amazing community amenities at your fingertips such as



the lazy river pool, clubhouse, pickleball courts, fitness center, playground, sand volleyball courts, walking trails and more. If you are wanting to be located on a quiet cul-de-sac with only 4 homes, appreciate quality construction, want some elbow room with a large lot and a community that offers a ton of activities to do all year long, put 1179 Barberry Way on your (very) short list!

Built in 2019

Essential Information

MLS® #	1867638
Price	\$515,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,611
Acres	0.28
Year Built	2019
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	1179 Barberry
Area	2611
Subdivision	THE GROVES AT VINTAGE OAKS
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

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

Interior

Interior	Two Living Area, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Room, Telephone, Walk in Closets
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Gas Grill, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Vent Fan, Smoke Alarm, Gas Water Heater, Garage Door Opener, Solid Counter Tops, Carbon Monoxide Detector, Private Garbage Service, Down Draft
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Family Room
# of Stories	1.0
Stories	1

Exterior

Exterior	Brick, 4 Sides Masonry, Stone/Rock, Rock/Stone Veneer
Exterior Features	Covered Patio, Privacy Fence, Sprinkler System, Double Pane Windows
Lot Description	Cul-de-Sac/Dead End
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	May 15th, 2025
Days on Market	173

HOA Fees	800.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Mark Phillips
Listing Office	Hill Country Flat Fee Realty

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