

\$1,195,000 - 1606 Bordeaux Blanc, New Braunfels

MLS® #1872788

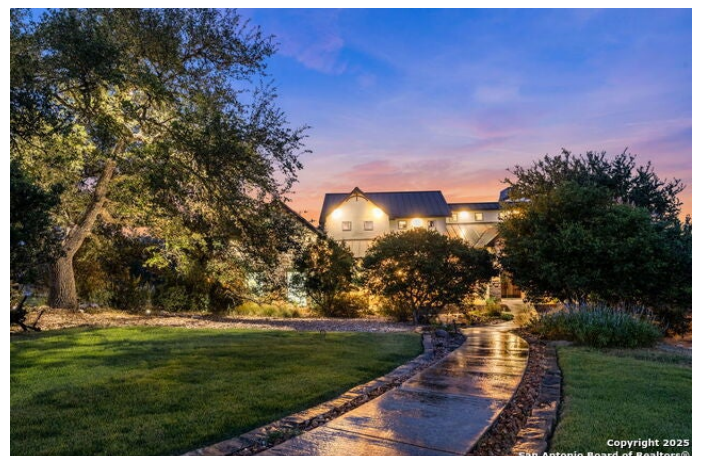
\$1,195,000

4 Bedroom, 4.00 Bathroom, 3,974 sqft

Residential on 1.28 Acres

VINTAGE OAKS, New Braunfels, TX

Tucked away in a prestigious gated community and backing to a tranquil greenbelt, this 3,974 square foot masterpiece blends timeless craftsmanship with modern efficiency. Set on 1.28 acres beneath a canopy of native trees and majestic Century Oaks, this 4-bedroom, 3.5-bathroom home with a separate office and temperature-controlled workshop offers both beauty and brains—designed for luxurious living and effortless function. From the moment you arrive, the attention to detail is unmistakable. Built on an engineered rebar foundation, with on-site engineering approval and independent third-party inspections throughout construction, this home ensures structural confidence. A standing seam metal roof, hurricane clips, full spray foam insulation, and brand-new HVAC equipment with a parts warranty through 2035 all speak to the home's longevity and energy efficiency. Inside, the artistry continues with hand-troweled plaster wall textures, solid Alder doors, hand-distressed wood floors, and 200-year-old timber beams that crown the serene master bedroom. The master bath becomes your personal retreat with a copper soaking tub and heated travertine floors. Additional heated zones include the kitchen's work area and granite island, laundry/office countertop, and guest bath—designed with comfort in mind. Sound-dampening underlay beneath the travertine floors and insulated interior walls further enhance peace and quiet throughout the home. The gourmet kitchen is a chef's dream, equipped with a 48" dual fuel



range and matching 48" counter-depth refrigerator/freezer. Antique door plates and glass knobs, sourced from reclaimed materials, lend a warm, curated character throughout. Enjoy step-free access from the driveway, garage, entry, and back patio. The oversized 3-car garage features insulated doors, and the separate shop-with HVAC mini-split-is ideal for hobbyists or added storage. The outdoor living space is perfectly oriented to catch the sunrise from the back porch and watch the sunset from the front, with summer evenings on the patio surprisingly pleasant thanks to thoughtful site planning. Elegant, enduring, and move-in ready-this custom home is where lasting quality meets everyday livability.

Built in 2013

Essential Information

MLS® #	1872788
Price	\$1,195,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,974
Acres	1.28
Year Built	2013
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Traditional, Texas Hill Country
Status	Active

Community Information

Address	1606 Bordeaux Blanc
Area	2611
Subdivision	VINTAGE OAKS
City	New Braunfels

County	Comal
State	TX
Zip Code	78132

Amenities

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

Interior

Interior	One Living Area, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Laundry Main Level, Laundry Room, Walk in Closets, Attic - Partially Floored, Attic - Pull Down Stairs, Cable TV Available, High Speed Internet, Study/Library, Telephone
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Disposal, Ice Maker Connection, Smoke Alarm, Electric Water Heater, Garage Door Opener, Solid Counter Tops, Carbon Monoxide Detector, Private Garbage Service, Plumb for Water Softener, Water Softener (owned), Security System (Owned), 2+ Water Heater Units, Wood Stove
Heating	Central, Zoned, Heat Pump
Cooling	One Central, Zoned, Heat Pump
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Living Room, Wood Burning, Three+, Gas, Master Bedroom, Stone/Rock/Brick
# of Stories	2.0
Stories	2

Exterior

Exterior	Stone/Rock, Stucco, 4 Sides Masonry
Exterior Features	Patio Slab, Covered Patio, Sprinkler System, Double Pane Windows, Has Gutters, Mature Trees, Other - See Remarks, Bar-B-Que Pit/Grill, Gas Grill, Storage Building/Shed, Workshop
Lot Description	County Vlew, 1 - 2 Acres, Mature Trees (ext feat), Secluded, Level, Cul-de-Sac/Dead End, Corner, On Greenbelt, Wooded
Roof	Metal
Construction	Pre-Owned

Foundation	Slab
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School Information

District	Comal
Elementary	Bill Brown
Middle	Smithson Valley
High	Smithson Valley

Additional Information

Date Listed	June 5th, 2025
Days on Market	150
HOA Fees	1525.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Shelby Renfeld
Listing Office	Keller Williams Heritage

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