

\$985,000 - 1117 Provence Pl, New Braunfels

MLS® #1880219

\$985,000

4 Bedroom, 4.00 Bathroom, 4,107 sqft
Residential on 1.03 Acres

VINTAGE OAKS, New Braunfels, TX

Welcome to this beautifully designed 4-bedroom, 4-bathroom home nestled in the highly desirable Vintage Oaks community. Boasting a seamless open-concept layout and soaring ceilings, this home is tailor-made for both everyday living and entertaining. Step inside to find a spacious living room centered around a cozy fireplace and bathed in natural light. Outside features a gas grill and outside kitchen, plus private sauna. The chef's kitchen is a true showstopper, featuring ample counter space and storage, a double oven, and a convenient butler's pantry-perfect for preparing meals and hosting with ease. The ideal floor plan offers excellent flow throughout the home, with an effortless transition to the inviting back porch-ideal for outdoor dining or relaxing evenings. Whether you're entertaining inside or out, this home has been thoughtfully designed to elevate every moment. Enjoy the lifestyle Vintage Oaks has to offer with top-tier community amenities, including three resort-style pools, a fitness center, scenic nature trails, and even a lazy river at the main pool. Don't miss this rare opportunity to own a turnkey home in one of the area's most desirable communities. Click the Virtual Tour link to view the 3D walkthrough. Discounted rate options and no lender fee future refinancing may be available for qualified buyers of this home.

Built in 2017



Essential Information

MLS® #	1880219
Price	\$985,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	4,107
Acres	1.03
Year Built	2017
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Active

Community Information

Address	1117 Provence Pl
Area	2611
Subdivision	VINTAGE OAKS
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Amenities	Pool, Other - See Remarks
Pool	Hot Tub

Interior

Interior	One Living Area, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Media Room, Utility Room Inside, High Ceilings, Open Floor Plan, Walk in Closets, Attic - Expandable
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Refrigerator, Disposal, Dishwasher
Heating	Central
Cooling	Two Central
Fireplaces	Not Applicable
# of Stories	2.0
Stories	2

Exterior

Exterior	Stone/Rock, Stucco
Exterior Features	Covered Patio
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Bill Brown
Middle	Smithson Valley
High	Smithson Valley

Additional Information

Date Listed	July 1st, 2025
Days on Market	119
HOA Fees	1300.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Bryan Treat
Listing Office	Orchard Brokerage

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