

# \$1,159,999 - 1216 Deerfoot, New Braunfels

MLS® #1892797

**\$1,159,999**

4 Bedroom, 4.00 Bathroom, 4,287 sqft

Residential on 1.04 Acres

VINTAGE OAKS AT THE VINEYARD, New Braunfels, TX

Luxury meets Hill Country living in this stunning 4-bedroom, 3.5-bath home spanning 4,297 sq. ft. on a private 1-acre lot in the highly desired Vintage Oaks community. Built in 2022, this residence showcases exceptional craftsmanship with quartz countertops, high-end finishes, and a thoughtful open-concept design. A wall of windows fills the living spaces with natural light while offering serene views of the beautifully landscaped backyard. The outdoor space has been meticulously designed to provide both beauty and privacy, featuring lush greenery, mature plantings, and fruit-bearing lemon and apple trees-perfect for enjoying fresh produce right at home. Inside, you'll find a dedicated office space, a resort-like ensuite bathroom with soaking tub and separate shower, and spacious his-and-hers closets in the primary suite. The gourmet kitchen flows seamlessly into generous dining and living areas, ideal for entertaining, while a dedicated media/game room provides even more space for relaxation. A rare 4-car garage offers ample room for vehicles and storage. Situated in one of the most sought-after neighborhoods in the Texas Hill Country, this home includes access to world-class amenities such as pools, trails, a fitness center, and a clubhouse.

Built in 2022

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | 1892797                |
| Price          | \$1,159,999            |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 4,287                  |
| Acres          | 1.04                   |
| Year Built     | 2022                   |
| Type           | Residential            |
| Sub-Type       | Single Family Detached |
| Style          | One Story              |
| Status         | Price Change           |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1216 Deerfoot                |
| Area        | 2611                         |
| Subdivision | VINTAGE OAKS AT THE VINEYARD |
| City        | New Braunfels                |
| County      | Comal                        |
| State       | TX                           |
| Zip Code    | 78132                        |

### Amenities

|           |                                                          |
|-----------|----------------------------------------------------------|
| Amenities | Pool, Tennis, Clubhouse, Park/Playground, Jogging Trails |
| Parking   | Attached                                                 |
| Pool      | None                                                     |

### Interior

|            |                                                                                                                                                                                                                                                                                                                                       |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior   | Two Living Area, Liv/Din Combo, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Game Room, Media Room, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Pull Down Storage, Cable TV Available, High Speed Internet, Walk in Closets |
| Appliances | Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Gas Grill, Disposal, Dishwasher, Smoke Alarm, Pre-Wired for Security, Gas Water Heater, Garage Door Opener, Plumb for Water Softener, Carbon Monoxide Detector                               |
| Heating    | Central                                                                                                                                                                                                                                                                                                                               |

|                 |             |
|-----------------|-------------|
| Cooling         | Two Central |
| Fireplace       | Yes         |
| # of Fireplaces | 1           |
| Fireplaces      | One         |
| # of Stories    | 1.0         |
| Stories         | 1           |

## Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior          | Stone/Rock, Stucco                                                        |
| Exterior Features | Covered Patio, Partial Sprinkler System, Double Pane Windows, Has Gutters |
| Lot Description   | 1 - 2 Acres                                                               |
| Roof              | Composition                                                               |
| Construction      | Pre-Owned                                                                 |
| Foundation        | Slab                                                                      |

## School Information

|            |                 |
|------------|-----------------|
| District   | Comal           |
| Elementary | Bill Brown      |
| Middle     | Smithson Valley |
| High       | Smithson Valley |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 78                |
| HOA Fees       | 675.00            |
| HOA Fees Freq. | Annually          |

## Listing Details

|                |                   |
|----------------|-------------------|
| Listing Agent  | Xavier Reyna      |
| Listing Office | Orchard Brokerage |

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