

\$1,325,000 - 1607 Bordeaux Blanc, New Braunfels

MLS® #1892883

\$1,325,000

4 Bedroom, 3.00 Bathroom, 3,343 sqft

Residential on 1.11 Acres

Vintage Oaks, New Braunfels, TX

Welcome to an extraordinary Santa Barbara-style retreat in the exclusive gated Bordeaux section of Vintage Oaks, where luxury, privacy, and timeless design converge. Situated on over an acre of manicured grounds, this custom-built masterpiece offers 4 bedrooms, 3 bathrooms, a dedicated office, and a resort-inspired outdoor living space that blends seamlessly with the Hill Country landscape. From the moment you arrive, the home's graceful architecture, creamy smooth stucco, and rich wood accents create an ambiance of refined elegance. A private, arched entry gate invites you into a serene courtyard—a perfect first impression—where lush greenery and the gentle sound of a fountain welcome you home. Inside, the open-concept layout is defined by soaring ceilings adorned with exposed wood beams, hand-troweled walls, and an abundance of natural light streaming through expansive windows. The living room serves as the heart of the home, anchored by a stunning fireplace that exudes warmth and character. Just beyond, the chef's kitchen is a culinary dream, boasting high-end appliances, a gas range, double ovens, custom cabinetry, a sprawling center island with seating, and a walk-in pantry designed for both functionality and style. The adjacent dining area ensures every meal is served with a side of beauty. The primary suite is a sanctuary of comfort and sophistication. Featuring its own fireplace, it's a retreat you'll never want to leave. The spa-inspired en suite



bath includes a clawfoot soaking tub, walk-in shower, dual vanities, and an expansive walk-in closet. Three additional bedrooms are generously sized, each offering comfort, style, and thoughtful design touches. A dedicated office, overlooking the courtyard, makes working from home both productive and inspiring. Step outside, and you'll discover the crown jewel of this property: an outdoor living space designed for year-round enjoyment. A sparkling pool with a spa invites refreshing dips on warm Texas days, while the surrounding patios and pergola provide shaded spots to relax. An outdoor kitchen with a built-in grill and prep space makes entertaining effortless, and the outdoor fireplace sets the scene for cozy evenings under the stars. Whether hosting a large gathering or enjoying a quiet night with family, this backyard delivers an unparalleled experience. Additional features include a three-car garage with ample storage, three total fireplaces (in the living room, primary suite, and outdoors), and thoughtful landscaping that enhances privacy and beauty from every angle. As part of the Vintage Oaks community, you'll have access to world-class amenities including multiple pools, walking trails, a fitness center, and more—all while enjoying the security of the gated Bordeaux section. This is more than just a home—it's a lifestyle. Every detail, from the arched doorways to the beamed ceilings, has been carefully curated to embody the charm of Santa Barbara design while offering the modern conveniences today's luxury buyers demand. Perfectly positioned in the heart of the Texas Hill Country, you'll enjoy the tranquility of your private retreat while being just minutes from the vibrant culture, dining, and shopping of New Braunfels. With its sophisticated architecture, resort-style amenities, and a location that offers both prestige and convenience, this home is a rare

find for the discerning buyer seeking elegance, comfort, and the ultimate in indoor-outdoor living.

Built in 2020

Essential Information

MLS® #	1892883
Price	\$1,325,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,343
Acres	1.11
Year Built	2020
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Texas Hill Country
Status	Active

Community Information

Address	1607 Bordeaux Blanc
Area	2611
Subdivision	Vintage Oaks
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Amenities	Controlled Access, Pool, Tennis, Golf Course, Clubhouse, Park/Playground, Jogging Trails, Sports Court, Bike Trails, Basketball Court, BBQ/Grill, Volleyball Court
Parking	Two Car Garage, Attached, Side Entry, Golf Cart
Has Pool	Yes
Pool	In Ground Pool, Pool is Heated

Interior

Interior	One Living Area, Separate Dining Room, Eat-In Kitchen, Breakfast Bar,
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Walk-In Pantry, Study/Library, Utility Room Inside, Secondary Bedroom Down, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Lower Level, Laundry Room, Telephone, Walk in Closets, Attic - Pull Down Stairs, Attic - Access only, Attic - Partially Floored

Appliances Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Vent Fan, Smoke Alarm, Gas Water Heater, Garage Door Opener, Solid Counter Tops, Private Garbage Service, 2+ Water Heater Units

Heating Central, 2 Units, Zoned

Cooling Two Central, Zoned

Fireplace Yes

of Fireplaces 3

Fireplaces Three+, Living Room, Gas, Master Bedroom

of Stories 1.5

Stories 1.5

Exterior

Exterior Stucco

Exterior Features Sprinkler System, Double Pane Windows, Has Gutters, Mature Trees, Ranch Fence, Bar-B-Que Pit/Grill, Outdoor Kitchen, Special Yard Lighting

Lot Description Cul-de-Sac/Dead End, County Vlew, 1 - 2 Acres, Corner, Gently Rolling, Mature Trees (ext feat)

Roof Tile

Construction Pre-Owned

Foundation Slab

School Information

District Comal

Elementary Bill Brown

Middle Smithson Valley

High Smithson Valley

Additional Information

Date Listed August 15th, 2025

Days on Market 79

HOA Fees 1525.00

HOA Fees Freq. Annually

Listing Details

Listing Agent	Shelby Renfeld
Listing Office	Keller Williams Heritage

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