

\$297,549 - 1530 Champagne Oak, New Braunfels

MLS® #1893448

\$297,549

3 Bedroom, 2.00 Bathroom, 1,489 sqft
Residential on 0.11 Acres

WINDING CREEK, New Braunfels, TX

Introducing The Caroline plan, a stunning one-story home featured at Winding Creek in New Braunfels, TX. The Caroline is sure to impress with its classic front exteriors, 3 bedrooms, 2 baths, and 2-car garage. An elongated foyer welcomes you into an open concept kitchen, dining area, and living room, perfect for entertaining. This home's kitchen includes shaker style cabinetry, quartz counter tops, stainless steel appliances and a spacious kitchen island with a deep farmhouse style single basin sink. The main bedroom is located right off the living room and features a semi-vaulted ceiling and an attractive ensuite bathroom. You'll enjoy getting ready every day with plenty of bathroom space and modern bathroom features including quartz countertops, shaker style cabinets, a tiled walk-in shower and spacious walk-in closet. If privacy is your top priority, this ensuite bathroom comes standard with a separate water closet. Every bedroom has quality carpet, a closet, and windows for plenty of natural lighting. Whether these rooms become bedrooms or other bonus spaces, there is sure to be comfort and functionality. Additional features include a back patio that overlooks a fully landscaped and irrigated yard, sheet vinyl flooring in entry, living room, and all wet areas, and quartz countertops and tiled flooring in all secondary bathrooms. This home also comes equipped with our HOME IS CONNECTED base package. Using one central hub that talks to all the devices in your



home, you can control the lights, thermostat and locks, all from your cellular device.

Built in 2025

Essential Information

MLS® #	1893448
Price	\$297,549
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,489
Acres	0.11
Year Built	2025
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	1530 Champagne Oak
Area	2707
Subdivision	WINDING CREEK
City	New Braunfels
County	Guadalupe
State	TX
Zip Code	78130

Amenities

Amenities	None
Parking	Two Car Garage
Pool	None

Interior

Interior	One Living Area, Breakfast Bar, 1st Floor Lvl/No Steps, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Room, Attic - Pull Down Stairs
Appliances	Washer Connection, Dryer Connection, Stove/Range, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Pre-Wired for

	Security, Electric Water Heater, Solid Counter Tops
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	Brick, Stone/Rock, Cement Fiber
Exterior Features	Covered Patio, Privacy Fence, Sprinkler System, Double Pane Windows
Roof	Composition
Construction	New
Foundation	Slab

School Information

District	Marion
Elementary	Marion
Middle	Marion
High	Marion

Additional Information

Date Listed	August 17th, 2025
Days on Market	76
HOA Fees	300.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	R.j. Reyes
Listing Office	Keller Williams Heritage

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