

\$1,595,000 - 1054 Provence, New Braunfels

MLS® #1894781

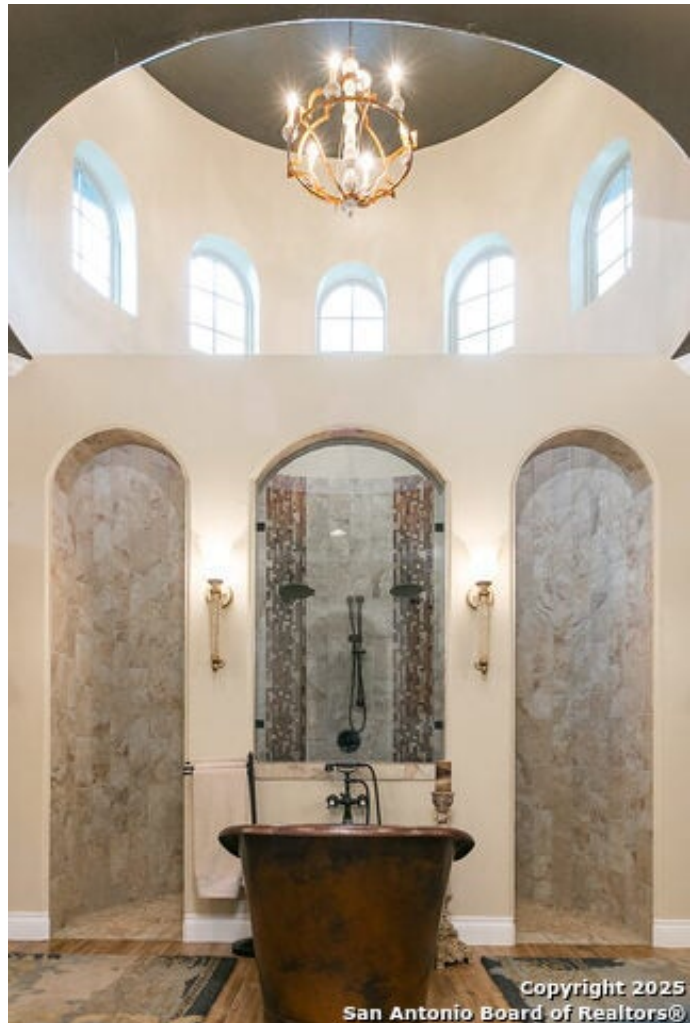
\$1,595,000

4 Bedroom, 5.00 Bathroom, 4,400 sqft

Residential on 1.07 Acres

VINTAGE OAKS, New Braunfels, TX

SELLERS OFFERING \$10,000 TOWARDS BUYERS CLOSING COSTS WITH ACCEPTABLE OFFER! Welcome to your dream retreat, a stunning 4,400 square foot TA French Custom home nestled in the exclusive gated Provence Section of Vintage Oaks. As you step through the elegant iron double doors, a grand foyer welcomes you into a world of luxury and comfort. The heart of this magnificent residence is the expansive Family/Living Room, featuring a cozy fireplace and direct access to a private patio. Here, you can unwind by a tranquil water fountain, sipping your morning coffee or enjoying an evening glass of wine. An entertainer's paradise awaits in the open Chef's Kitchen, equipped with top-of-the-line Thermador appliances, including a 6-burner gas stove, dual ovens, and a convenient pot filler. Two grand islands provide ample space for meal preparation and casual dining, while cornered lighted curio cabinets add a touch of elegance. The kitchen is complete with two charming copper sinks and a spacious walk-in pantry. The adjacent dining room is perfect for hosting gatherings, accommodating even the largest of tables and surrounded by windows that flood the space with natural light. For relaxation or entertainment, slide open the barn doors from the Family/Living Room to reveal a versatile Mancave or Game room. This additional living space boasts a full bar with a wine fridge and ice maker, plus another inviting fireplace. The Owner's Suite is a



sanctuary of luxury, featuring French doors that lead to an opulent primary bath. Indulge in the copper tub beneath a walk-around domed ceiling shower, enjoy double vanities, and revel in the convenience of two primary closets. The three additional bedrooms at the front of the home are all en suite, with one adaptable as an office if desired. Outside, your backyard oasis awaits. Dive into the inviting pool with its breathtaking rock waterfall, gather around the cozy fire pit, or relax on the spacious covered patio with yet another fireplace. This home offers ample parking with an oversized 3-car garage and extended driveway space. It's also designed for energy efficiency with two tankless water heaters and foam insulation. As part of this vibrant community, residents enjoy resort-style amenities including a Tuscan-inspired clubhouse, sparkling pools, a lazy river, fitness center, sports courts, scenic trails, and an array of community events. Experience unparalleled luxury and elegance in this remarkable home that perfectly blends functionality with exquisite design.

Built in 2015

Essential Information

MLS® #	1894781
Price	\$1,595,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,400
Acres	1.07
Year Built	2015
Type	Residential
Sub-Type	Single Family Detached
Style	One Story

Status Active

Community Information

Address 1054 Provence
Area 2611
Subdivision VINTAGE OAKS
City New Braunfels
County Comal
State TX
Zip Code 78132



Amenities

Amenities Controlled Access, Pool, Tennis, Clubhouse, Park/Playground, Jogging Trails, Basketball Court, BBQ/Grill, Sports Court
Has Pool Yes
Pool In Ground Pool

Interior

Interior Two Living Area, Separate Dining Room, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Walk-In Pantry, Utility Room Inside, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Room, Walk in Closets
Appliances Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Smoke Alarm, Garage Door Opener, Solid Counter Tops, Custom Cabinets, Private Garbage Service, Double Ovens, Propane Water Heater, Pre-Wired for Security, Security System (Owned), 2+ Water Heater Units, Wet Bar
Heating Central, 2 Units, Zoned
Cooling Two Central, Zoned
Fireplace Yes
of Fireplaces 3
Fireplaces Family Room, Three+, Gas Logs Included, Other
of Stories 1.0
Stories 1

Exterior

Exterior Stone/Rock, Stucco
Exterior Features Double Pane Windows, Partial Sprinkler System, Ranch Fence, Solar Screens, Storage Building/Shed

Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Bill Brown
Middle	Smithson Valley
High	Smithson Valley

Additional Information

Date Listed	August 22nd, 2025
Days on Market	71
HOA Fees	1300.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Adriane Otto
Listing Office	Nest Finders

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