

\$875,000 - 1627 Bussola, New Braunfels

MLS® #1915338

\$875,000

4 Bedroom, 4.00 Bathroom, 2,916 sqft
Residential on 1.01 Acres

VINTAGE OAKS, New Braunfels, TX

Hill Country Charm Meets Modern Luxury in Vintage Oaks! Welcome home to this stunning custom-built residence by River Hills Custom Homes (2016), perfectly nestled among the oaks in the highly sought-after Vintage Oaks community. This 4-bedroom, 3.5-bathroom home offers a thoughtful open-concept floor plan with additional flex space - ideal for a home office, media room, or play area. Step inside to a bright and spacious living room featuring large picture windows, a gorgeous stone fireplace, and hand-textured walls. The gourmet kitchen is a chef's dream, complete with custom soft-close cabinetry, lighted upper cabinets, a large granite island, glass tile backsplash, and premium KitchenAid appliances including a gas cooktop and oven. The private primary suite is a true retreat - showcasing vaulted ceilings with wood beams, abundant natural light, and custom barn doors that open to a spa-like bathroom with a soaking tub, separate shower, dual vanities, and two generous sized closets. Additional highlights include high ceilings, plantation shutters, electric shades, floating built-in shelves, a water softener, and surround sound speakers extending to the back patio, primary bathroom, and flex room. The oversized utility room offers plenty of storage and a convenient mud area just off the garage. Outdoor living shines here - enjoy cool Hill Country evenings on the expansive covered patio with stone accents and a vaulted ceiling. The property features mature live oak trees, easy-care



landscaping, a cozy firepit seating area, and even a charming treehouse! The partially fenced lot includes a pasture gate allowing wildlife to roam freely. Practical touches abound - gutters, rain collection barrels, metal planters (all convey), a three-car side-entry garage with insulated LiftMaster door, and attic storage with vaulted, partially decked space. Even holiday lights can be a breeze with soffit outlets and an interior switch in the pantry. Living in Vintage Oaks means enjoying resort-style amenities - multiple pools, a stunning clubhouse, state-of-the-art fitness center with classes, walking trails, sports courts, and a beautiful park hosting outdoor concerts and fireworks. Don't miss this Hill Country gem - the perfect blend of luxury, comfort, and Texas Hill Country living.

Built in 2016

Essential Information

MLS® #	1915338
Price	\$875,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,916
Acres	1.01
Year Built	2016
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Traditional
Status	Active

Community Information

Address	1627 Bussola
Area	2611
Subdivision	VINTAGE OAKS

City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Amenities	Pool, Tennis, Clubhouse, Park/Playground, Jogging Trails, Sports Court, Bike Trails, BBQ/Grill, Basketball Court, Volleyball Court, Other - See Remarks
Parking	Attached, Side Entry
Pool	None

Interior

Interior	Two Living Area, Eat-In Kitchen, Island Kitchen, Walk-In Pantry, Utility Room Inside, Secondary Bedroom Down, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Pull Down Storage, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Walk in Closets, Attic - Partially Floored, Attic - Pull Down Stairs
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Gas Water Heater, Garage Door Opener, Solid Counter Tops, Custom Cabinets, 2+ Water Heater Units, Private Garbage Service
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room, Wood Burning, Gas Starter, Stone/Rock/Brick
# of Stories	1.0
Stories	1

Exterior

Exterior	Stone/Rock, Stucco
Exterior Features	Covered Patio, Partial Fence, Partial Sprinkler System, Has Gutters, Mature Trees, Ranch Fence
Lot Description	County Vlew, 1 - 2 Acres, Mature Trees (ext feat), Level
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Bill Brown
Middle	Smithson Valley
High	Smithson Valley

Additional Information

Date Listed	October 14th, 2025
Days on Market	21
HOA Fees	800.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Angela Bradley
Listing Office	Texas Haus Collective

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