

# \$674,900 - 1189 Hammock, New Braunfels

MLS® #1915787

**\$674,900**

4 Bedroom, 4.00 Bathroom, 2,935 sqft

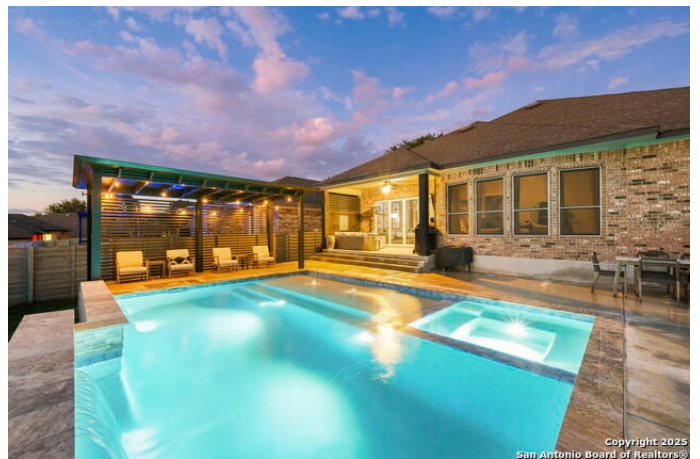
Residential on 0.19 Acres

Vintage Oaks, New Braunfels, TX

Experience effortless Hill Country living in this stunning single-story home nestled in The Grove at Vintage Oaks-one of New Braunfels' most sought-after communities. Spanning 2,935 square feet, this 4-bedroom, 3.5-bath residence features an open, light-filled floor plan designed for both comfort and connection. The expansive family room with soaring ceilings flows seamlessly into a chef-inspired kitchen and breakfast nook, while a separate dining area provides the perfect space for gatherings and celebrations. A dedicated office offers flexibility for work or creative pursuits, and every room reflects thoughtful craftsmanship and an inviting sense of space. Step outside to your private backyard oasis, where a heated pool, relaxing spa, and shaded pergola create the ultimate retreat for year-round enjoyment. Whether hosting friends or savoring quiet evenings under the stars, this home offers the ideal balance of luxury and leisure. Located in a world-class neighborhood renowned for its resort-style amenities-including multiple pools, a lazy river, fitness center, sports courts, trails, and community events-this residence blends everyday comfort with the best of Hill Country living. Welcome home to The Grove at Vintage Oaks, where style, serenity, and community come together beautifully.

Built in 2019

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | 1915787                |
| Price          | \$674,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,935                  |
| Acres          | 0.19                   |
| Year Built     | 2019                   |
| Type           | Residential            |
| Sub-Type       | Single Family Detached |
| Style          | One Story              |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 1189 Hammock  |
| 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 |
| Parking   | Two Car Garage                                                                                                                     |
| Has Pool  | Yes                                                                                                                                |
| Pool      | In Ground Pool, Hot Tub, Fenced Pool                                                                                               |

### Interior

|            |                                                                                                                                                                                                                                                                                                                                               |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior   | One Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Walk-In Pantry, Study/Library, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Walk in Closets, Attic - Access only |
| Appliances | Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Vent Fan, Smoke Alarm, Security System (Owned), Electric Water                                                                   |

|              |                                                                       |
|--------------|-----------------------------------------------------------------------|
|              | Heater, Garage Door Opener, Solid Counter Tops, 2+ Water Heater Units |
| Heating      | Central                                                               |
| Cooling      | One Central                                                           |
| Fireplaces   | Not Applicable                                                        |
| # of Stories | 1.0                                                                   |
| Stories      | 1                                                                     |

### **Exterior**

|              |                                            |
|--------------|--------------------------------------------|
| Exterior     | Brick, 4 Sides Masonry, Stone/Rock, Stucco |
| Roof         | Composition                                |
| Construction | Pre-Owned                                  |
| Foundation   | Slab                                       |

### **School Information**

|            |                |
|------------|----------------|
| District   | Comal          |
| Elementary | Veramendi      |
| Middle     | Oak Run School |
| High       | New Braunfel   |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 17                 |
| HOA Fees       | 800.00             |
| HOA Fees Freq. | Annually           |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Agent  | Shelby Renfeld           |
| Listing Office | Keller Williams Heritage |

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