

# \$674,999 - 1219 Catnip, New Braunfels

MLS® #6791662

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## \$674,999

4 Bedroom, 3.0 Bathroom, 3,029 sqft  
Single-Family on 0 Acres

Vintage Oaks at the Vineyard, New Braunfels, TX

**\*\*SELLERS ARE WILLING TO HELP WITH  
CLOSING COSTS OR RATE BUYDOWN\*\***

This newly built 4 bedroom 3 bath Monticello home is situated on a cul-de-sac in the highly sought-after Vintage Oaks community, offering a peaceful and private setting. One of the standout features of this home is the beautiful bluff views that can be enjoyed from the large windows in the living and bonus rooms.

Whether you're relaxing with a cup of coffee in the morning or hosting a barbecue with friends and family, the views from the covered patio will provide a picturesque backdrop. The large eat-in kitchen is a focal point of the home, providing a spacious and functional area for cooking on the gas cook top and entertaining. With modern appliances, ample countertop space, and plenty of storage, it's a chef's dream come true. Additionally, this home features a bonus room, which can be used as a versatile space for a playroom, media room, or game room. Living in the Grove at Vintage Oaks offers access to a range of amenities such as pools, parks, trails, and a clubhouse, providing opportunities for recreation, relaxation, and socializing. This Monticello home offers a blend of comfort, functionality, and stunning views, making it an ideal choice for those seeking a contemporary and inviting living space in a desirable neighborhood.

Built in 2022

## Essential Information



MLS® #	6791662
Price	\$674,999
Bedrooms	4
Bathrooms	3.0
Square Footage	3,029
Acres	0.24
Year Built	2022
Type	Single-Family
Sub-Type	Single Family Residence
Status	Active
Days on Market	325

### **Water Feature/View**

View	Hills,Panoramic,TreesWoods
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### **Community Information**

Address	1219 Catnip
Area	CM
Subdivision	Vintage Oaks at the Vineyard
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

### **Amenities**

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Available, Water Connected, Underground Utilities
Features	Clubhouse, Community Mailbox, Fitness Center, Park, Pool, Street Lights, Tennis Court(s), Trails/Paths, Curbs, Barbecue, Bicycle Storage, Kitchen Facilities, Planned Social Activities, Playground, Sauna, Sport Court(s)
Parking	Attached, Garage Faces Front, Garage, Door-Multi, Driveway, Enclosed, Inside Entrance, Kitchen Level, Paved
# of Garages	3
Garages	Garage Door Opener

### **Interior**

Interior	Carpet, Tile
Appliances	Built-In Electric Oven, Built-In Oven, Cooktop, Dishwasher, Electric

Water Heater, Gas Cooktop, Disposal, Microwave, Water Softener  
Owned, Self Cleaning Oven, Stainless Steel Appliance(s), Vented  
Exhaust Fan, Electric Oven, Plumbed For Ice Maker, Range Hood,  
Tankless Water Heater

Heating Central, Electric, Heat Pump  
# of Stories 1  
Stories One

## Exterior

Exterior Features Exterior Steps, Private Yard, Rain Gutters  
Lot Description Gentle Sloping, Sprinklers Automatic, Sprinklers In Ground, Views,  
Backs to Greenbelt/Park, Back Yard, Bluff, Cul-De-Sac, Drip  
Irrigation/Bubblers, Front Yard, Landscaped, Level, Sprinkler - Rain  
Sensor, Sprinklers In Front, Sprinklers In Rear, Sprinklers On Side  
Roof Composition  
Construction Stone, Stucco  
Foundation Slab

## School Information

District New Braunfels ISD  
Elementary Veramendi  
Middle Oakrun  
High New Braunfels

## Additional Information

Date Listed June 22nd, 2023  
HOA Fees 725  
HOA Fees Freq. Annually

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