

**JOSHUA
DOWNEY**
your hometown agent

Residential

- 2258 Pinot Blanc, New Braunfels, Texas 78132



Primary Features

Listing ID: **475269**

Price: **\$2,890,000**

Original List Price: **\$3,100,000**

Year Built: **2014**

Property Type: **Residential**

Property Sub Type: **Single Family Residence**

Listing Type: **For Sale**

Bedrooms: **5**

Bathrooms: **6**

Baths Full: **4**

Half Bathrooms: **2**

Acres: **3.09 Acre**

Status: **Active**

Interior Features

✓ Swimming Pool: **In Ground, Community, Gunite, Other, Private, Outdoor Pool, See Remarks, Fenced, Diving Board**

✓ Heating System: **Heat Pump**

✓ Cooling System: **2 Units, Central Air**

✓ View: **None**

✓ Security: **Gated Community, Security System Owned, Prewired, Controlled Access**

✓ Patio: **Patio, Covered, Porch, Balcony**

✓ Parking: **Garage Door Opener, Detached, Garage, Attached, Circular Driveway, Oversized, Garage Faces Side, Door-Single, Door-Multi**

✓ Laundry: **Inside, Laundry Room, Main Level, Sink, Washer Hookup, Laundry in**

Utility Room, Laundry Tub, Electric Dryer Hookup

✓ Fireplace:

Wood Burning, Gas Starter, Stone, Outside, Family Room

✓ Interior Features:

Multiple Dining Areas, High Ceilings, Carbon Monoxide Detector, Coffered Ceiling(s), Open Floorplan, Built-in Features, Garden Tub/Roman Tub, Ceiling Fan(s), Pull Down Attic Stairs, Stone Counters, Separate/Formal Dining Room, Master Downstairs, Dining Area, Main Level Master, Entrance Foyer, Double Vanity, Crown Molding, Bookcases, Beamed Ceilings, Recessed Lighting, Chandelier

Location Information

Country: **US**

State: **TX**

County: **Comal**

City: **New Braunfels**

Subdivision: **Vintage Oaks The Vineyard**

Zipcode: **78132**

Parcel Number: **380957**

Additional

✓ Other Utilities:

Natural Gas Available, High Speed Internet Available, Electricity Available, Cable Available, Underground Utilities, Fiber Optic Available

External Features

✓ Exterior Features: Covered Patio, Porch, Balcony, Outdoor Kitchen, Outdoor Grill, Private Yard, Gas Grill

✓ Fencing: Ranch Fence, Wire, Back Yard, Pipe

✓ Foundation: Slab

Waterfront: **No**

List Office Name: **Keller Williams Heritage**

AssociationFee: **\$0**

AssociationFee: **\$0**

AssociationFeeFrequency: **\$0**

AssociationFeeIncludes: **\$0**

✓ Appliances: Dishwasher, Disposal, Microwave, Some Gas Appliances, Ice Maker, Cooktop, Some Electric Appliances, Built-In Oven, Double Oven, Gas Cooktop, Multiple Water Heaters, Range Hood, Water Softener Owned, Gas Water Heater

AssociationFee: **\$1,087**

AssociationFeeFrequency: **\$0**

✓ CommunityFeatures: Clubhouse, Trails/paths, See Remarks, Playground, Park, Fitness Center, Tennis Court(s), Gated, Community Pool, Basketball Court, Other, Sport Court(s), Barbecue

ConstructionMaterials: **Foam Insulation, Masonry, Stone Veneer, Stucco**

TaxYear:

DaysOnMarket: **31**

GarageYN: **Yes**

GarageSpaces: **3**

✓ Roof: Tile

✓ HighSchool: Smithson Valley

✓ MiddleOrJuniorSchool: Smithson Valley

✓ ElementarySchool: Bill Brown Elementary

LivingArea: **6,354 Sqft**

✓ Levels: **Two**

StreetDirSuffix: **E**

StreetDirPrefix: **W**

✓ Flooring: **Carpet, Tile, Wood**

FrontageType: **Other**

ExistingLeaseType: **Not for Lease**

✓ Sewer: **Aerobic Septic**

TaxAnnualAmount: **\$0**

NewConstructionYN: **Yes**

DirectionFaces: **West**

ElementarySchoolDistrict: **Comal ISD**

HighSchoolDistrict: **Comal ISD**

MiddleOrJuniorSchoolDistrict: **Comal ISD**

WaterBodyName: **None**

Agent [Info](#)



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