

\$199,000 - 1211 Decanter, New Braunfels

MLS® #1896753

\$199,000

Bedroom, Bathroom,
Land on 1.14 Acres

Vintage Oaks, New Braunfels, TX

Build your dream home on this spacious 1.14-acre corner lot in the prestigious Vintage Oaks at the Vineyard, one of the hill country's most desirable communities. This prime homesite offers flexible build options, level terrain, and two majestic mature live oak trees approximately 3 and 5 ft in diameter for natural shade and character. This lot is located approximately 1 mile off highway 46 for ease in and out of the subdivision, but far enough for peace and quiet. Vintage Oaks residents enjoy world-class amenities, including a Tuscan-style clubhouse, resort-style pools with lazy river and kids' splash area, 7,800 sq. ft. state of the art fitness club with lap pool and hot tub, miles of scenic trails, tennis courts, soccer fields, baseball field and basketball court, multiple parks, playgrounds, and year-round community events. All of this is nestled in the heart of Texas Hill Country, just minutes from the charm of downtown New Braunfels and historic town of Gruene, with top rated Comal ISD schools, shopping, and dining. No city taxes, underground utilities, you are getting the best of the country with the convenience of the city. With no required build times, you can enjoy the amenities while searching for your perfect builder.



Essential Information

MLS® #	1896753
Price	\$199,000

Acres	1.14
Type	Land
Sub-Type	Residential Lot and Acreage
Status	Active

Community Information

Address	1211 Decanter
Area	2611
Subdivision	Vintage Oaks
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Amenities	Clubhouse, Tennis Courts, Playground/Park, Neighborhood Pool, Jogging Trails, Pool, Bike Trails, BBQ/Grill, Basketball Court, Volleyball Court, Other - See Remarks
Utilities	Water System, Sewer System
Has Pool	Yes

Exterior

Lot Description	Undeveloped, Wooded, Partial Cleared, Other
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School Information

District	Comal
Elementary	Bill Brown
Middle	Smithson Valley
High	Smithson Valley

Additional Information

Date Listed	August 29th, 2025
Days on Market	67
Zoning	R

Listing Details

Listing Agent	Tina Bagley
Listing Office	Weichert Realtors Strategic Alliance

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