

2154 Appellation – “The Story”

peace·ful 1) free from disturbance; tranquil 2) 2154 Appellation.

2154 Appellation most definitely defines peaceful. Relaxation from the city bustle sets in as meander through the streets of Vintage Oaks. Security, serenity and seclusion best describe this unique Hill Country community. Create memories in the neighborhood Amenity Center and Club House. Offering tennis, basketball, fitness, swimming, grilling and floating along the VO lazy river. Vintage Oaks residents also enjoy the benefit of no city property taxes.

Majestic century oak trees welcome one home to this peaceful 1.05 corner acre lot. Built by Stone Creek Custom Homes this one-owner home was constructed with the highest quality materials, masterful engineering, highest efficiencies and beautiful appointments throughout. Hand scraped oak floors and plenty of natural light, low profile picture windows and views of the backyard greet you upon entry. This open floor plan boasts of a beautiful great room adorned by a wood beamed step ceiling. Enjoy cozy fires in the hand crafted stone fireplace. Enter into the private wine nook from the spacious dining room. French doors lead into the study. Step into the ensuite bath to enjoy an amazing walk-in shower, double vanities and a more than spacious his/her closet. Wide hallways, solid doors, ample closet space and timeless flooring are carried throughout the house.

The Chef's Kitchen boasts granite countertops, an island cook area, gas range cooktop, custom cabinets and top of the line stainless steel appliances. The oversized garage provides ample space for 2 vehicles, secondary refrigerators, fitness area and storage. Step out through the 4 paneled glass sliding doors into the covered patio area where grilling and chilling is a must. The spacious backyard allows for plenty of creative ideas such as a pool, cabana, children's playscape, garden or workshop.

Recently added upgrades, updates and features include a double seam metal roof, Generac home generator, microwave, dishwasher, refrigerator, tankless water heater, water softener, carpet in the master bedroom and exterior paint.

Only a short drive to the historic towns of Gruene and New Braunfels. Hop on nearby I-35 to Austin, San Marcos and San Antonio. Plenty of shopping, restaurants, hospitals, entertainment, the Hill Country Wine Trail, the Guadalupe River and Canyon Lake (the cleanest, clearest, coldest water in Texas). Seclusion, privacy and just plain better living await you at 2154 Appellation.