

\$1,895,000 - 264 River Cliff Place, Spring Branch

MLS® #1602326

\$1,895,000

5 Bedroom, 6.00 Bathroom, 5,953 sqft
Residential on 3.15 Acres

Mystic Shores 2, Spring Branch, TX

Breathtaking Hill Country and Guadalupe River views from this private and sophisticated compound featuring a 4324+/- sf Hill Country Craftsman residence with a 40' x 26' insulated 3 bay attached garage. Through the attached breezeway there is a climate controlled 20' x 26' garage bay and another 1629+/- sf of living area including a game room, fully equipped shop, 1.5 baths, and flexible guest or home gym space above, all overlooking a tranquil lagoon style pool & spa outfitted with an outdoor kitchen and firepit. Positioned to take in spectacular sunsets on 3+ acres in small gated neighborhood within Mystic Shores, this stunning compound exudes the finest Hill Country has to offer. The first level of the intuitively designed main residence features a sanctuary like owner's suite with attached walk-through closet and utility room, junior guest suite encompassed by inspiring long range views, stately office and gourmet kitchen open to both the inviting dining area and family room anchored by a picturesque view of the river and mountain lodge style fireplace. The upper level is home to a luminous secondary living room, furnished with a kitchenette, viewing balcony, hobby room, and two large guestrooms. Attached to the main residence is the immaculate 3 bay, polyurethane floor garage with work bench and supplemental storage space. Across the breezeway, lies a stellar recreational hideaway! The fun starts in the billiard and poker room which slides open



to a temperature controlled shop showcasing an insulated 12' x 10' electric door, hydraulic lift, and custom cabinetry attached to a full bath with laundry. Above this incredible man cave is an expansive 700+ sf bunk room perfect for overflow guests and a home gym. 45 minutes to San Antonio, 1 hour to Austin. No city tax, low HOA fees, and awesome community amenities: Canyon Lake access, pool, pavilion, sports courts, plus boat and RV storage! 3 additional 1+ acre lots available.

Built in 2010

Essential Information

ListingFeed	abor_vow
MLS® #	1602326
List Price	\$1,895,000
Sale Price	\$1,825,000
Sale Date	November 29th, 2021
Bedrooms	5
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	5,953
Acres	3.15
Year Built	2010
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	264 River Cliff Place
Subdivision	Mystic Shores 2
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Utilities	Electricity Connected, Other, Phone Available, Water Connected
Features	Park, Pool, Common Grounds/Area, Playground
Parking	Garage, Attached, Circular Driveway, Detached, Door-Multi, Driveway, Garage Faces Side
# of Garages	4
View	Hills, River
Waterfront	Lake Privileges
Has Pool	Yes

Interior

Interior	Tile, Wood
Appliances	Dishwasher, Disposal, Bar Fridge, Cooktop, Ice Maker, Tankless Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Masonry
# of Stories	2
Stories	Two

Exterior

Exterior Features	Private Yard, Balcony, Outdoor Grill
Lot Description	Gentle Sloping, Many Trees, Private, Views
Windows	None
Roof	Metal
Construction	Frame, Masonry, Spray Foam Insulation, Stucco
Foundation	Slab

School Information

District	Comal ISD
Elementary	Rebecca Creek
Middle	Mountain Valley Middle
High	Canyon Lake