

# \$1,400,000 - 1145 Cypress Cove Road, Spring Branch

MLS® #1647594

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## \$1,400,000

2 Bedroom, 3.00 Bathroom, 1,672 sqft  
Residential on 13.37 Acres

Almy Add, Spring Branch, TX

13.371+/- acres situated nicely in Spring Branch minutes away from the Guadalupe River and boat ramp access to Canyon Lake, this is a one of a kind Air BnB potential property! ALL FURNITURE AND APPLIANCES ARE TO CONVEY WITH THE PROPERTY! It boasts 3 beautiful rustic cedar cabins in pristine condition, an amazing, luxurious outdoor bathhouse complete with a sauna, large soaking tub, and an outdoor shower. There is a large workshop that can be used as a garage or to store farm and ranch equipment, an enormous recreational cabin that has a sliding garage door that opens up, and a vineyard with delicious ripe grapes just waiting to be devoured or turned into tasteful glass of wine. The greenhouses on the property are just waiting for the crops to be planted or friendly flowers to be grown. You can enjoy miles of walking/hiking trails that have been landscaped perfectly. It's a perfect artist retreat or wonderful for family reunions, weddings, or just to get out of the city for a few days. This is an absolute one of a kind must see property!! You certainly won't find anything else like this!



Built in 1997

## Essential Information

ListingFeed	abor_vow
MLS® #	1647594

List Price	\$1,400,000
Sale Price	\$1,320,000
Sale Date	November 23rd, 2022
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,672
Acres	13.37
Year Built	1997
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	1145 Cypress Cove Road
Subdivision	Almy Add
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

### **Amenities**

Utilities	Cable Available, Electricity Connected, High Speed Internet Available
Features	Golf, Internet Access, Lake, Trails/Paths, Deck/Porch, Game Room, Kitchen Facilities, Rooftop Lounge, Sauna, Storage Facilities
Parking	Additional Parking, Asphalt, Door-Multi, Driveway, Garage Faces Front, Garage, Paved, Parking Lot, Secured, Circular Driveway, Concrete, Covered, Electric Gate, Kitchen Level, Lighted, Oversized, Private, RV Access/Parking, Storage
# of Garages	2
Garages	Garage Door Opener
View	Hills, Vineyard
Waterfront	None

### **Interior**

Interior	Wood
Appliances	Dishwasher, Self Cleaning Oven, Built-In Electric Oven, Convection Oven, Dryer, Vented Exhaust Fan, Washer, Washer/Dryer Stacked
Heating	Central, Electric, Fireplace(s), Hot Water, Wood

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Stories	One and One Half

### **Exterior**

Exterior Features	Balcony, Exterior Steps, Private Yard, Barbecue, Garden, Private Entrance, RV Hookup, Uncovered Courtyard
Lot Description	Landscaped, Agricultural, Cleared, Drip Irrigation/Bubblers, Many Trees, Private, Views
Windows	Blinds, Screens
Roof	Composition
Construction	Frame, Log, Wood Siding
Foundation	Slab

### **School Information**

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

### **Additional Information**

RE / Bank Owned	Yes
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