

\$1,900,000 - 289 River Ridge, Spring Branch

MLS® #1668361

\$1,900,000

4 Bedroom, 4.00 Bathroom, 4,808 sqft
Residential on 4.49 Acres

MYSTIC SHORES, Spring Branch, TX

*** GUADALUPE WATERFRONT PROPERTY

*** Nestled in the exclusive Mystic Shores community, this stunning property offers an extraordinary opportunity to own a slice of paradise on the Guadalupe River. Set on a sweeping 4.49-acre lot with BREATHTAKING views of the river and valley, this property provides a rare combination of luxury, privacy, and natural beauty. Built in 2012 by renowned Richard Heller Homes, this 4808 sq ft home features 4 bedrooms, 3.5 baths. Upon entering, you'll be greeted by 11ft tall iron double front doors leading to a magnificent entry and octagonal shaped family room with a beamed ceiling, stone gas fireplace, and butted glass wall offering an unobstructed view of the Guadalupe River. The kitchen is an entertainer's dream with 2 islands, granite countertops, double oven, microwave, propane 6 burner cooktop, beautifully crafted cabinets, drawers, wine fridge, wine closet with decorative iron doors, butler's pantry and a unique 16ft barreled ceiling with cove lighting. The home also includes a and a billiard room with a paneled and stacked rock wall. The luxurious master bedroom has a sitting area, triple trayed ceiling, beautiful windows, and a door that opens to the patio and pool. The master bathroom boasts a garden tub, beautiful tile shower, marble floors, and separate vanities. Wood and travertine floors throughout, all rooms have crown molding, cased windows, and beautiful ceiling treatments. Downstairs you will also find 1



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guest bedroom/bath and upstairs there are 2 guest rooms with a sitting area and bath. The property also features a oversized 3 car garage with built-in cabinets, an additional attached 4th garage stall/shop fully insulated with built-in workbench, cabinets, closet & split A/C unit. The 922 sq ft back patio has plenty of room for relaxing, an outdoor gas log fireplace, outdoor kitchen with sink and propane grill. The stunning pool built by Pool Concepts features a 25ft infinity edge over a stacked stone waterfall, situated 200 ft above the Guadalupe River Valley. Have I mentioned the stunning Guadalupe River, Valley and Hill Country view that is simply breathtaking. This beautifully landscaped property has mature trees and a walking or 4wd trail down to the park-like area with walk out access to the Guadalupe River. This property also boasts several energy-efficient features, including a water well for landscape watering, 3 HVAC programmable units, and spray foam insulation. The home also has a concrete vault/safe room built to FEMA standards, a security system throughout the home, and a buried propane tank. Don't miss out on the opportunity to own this one-of-a-kind property that combines luxury living with breathtaking natural beauty.

Built in 2012

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1668361
List Price	\$1,900,000
Sale Price	\$1,800,000
Sale Date	September 22nd, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	4,808
Acres	4.49
Year Built	2012
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Texas Hill Country
Status	Sold

Community Information

Address	289 River Ridge
Subdivision	MYSTIC SHORES
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Amenities	Basketball Court, BBQ/Grill, Boat Ramp, Sports Court, Lake/River Park, Park/Playground, Pool, Tennis, Jogging Trails, Volleyball Court
Parking	Attached, Rear Entry, Side Entry
Is Waterfront	Yes
Has Pool	Yes
Pool	In Ground Pool

Interior

Interior	Eat-In Kitchen, Utility Room Inside, Open Floor Plan, High Speed Internet, Walk in Closets, Three Living Area, Attic - Partially Floored, Breakfast Bar, Game Room, High Ceilings, Island Kitchen, Laundry Main Level, Separate Dining Room, Study/Library, Walk-In Pantry
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Smoke Alarm, Built-In Oven, Chandelier, Cook Top, Double Ovens, Disposal, Dishwasher, Garage Door Opener, Gas Cooking, Microwave Oven, Propane Water Heater, Water Softener (owned), Solid Counter Tops, Security System (Owned)
Heating	Central, 3+ Units
Cooling	Three+ Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas Logs Included, Living Room, Two
# of Stories	2

Stories 2

Exterior

Exterior 4 Sides Masonry, Stucco, Stone/Rock

Exterior Features Covered Patio, Deck/Balcony, Gas Grill, Outdoor Kitchen, Partial Fence, Partial Sprinkler System, Mature Trees, Water Front Unimproved

Lot Description 2 - 5 Acres, Bluff View, County View, Guadalupe River, Mature Trees (ext feat), Riverfront, Secluded, Sloping, Water View, Water Access, Wooded, On Waterfront

Roof Tile

Construction Pre-Owned

Foundation Slab

School Information

District Comal ISD

Elementary Rebecca Creek

Middle Mountain Valley

High Canyon Lake