

# **\$1,499,900 - 301 Bentwater Pl, Spring Branch**

MLS® #1669131

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## **\$1,499,900**

4 Bedroom, 6.00 Bathroom, 6,082 sqft  
Residential on 1.00 Acres

MYSTIC SHORES, Spring Branch, TX

Spectacular residence situated on a corner lot in Mystic Shores offering amazing views and convenient access to the shores of Canyon Lake. Enjoy endless summer fun poolside in this backyard oasis with an infinity pool & attached spa and nearby pergola with a wood burning fireplace to gather around. As you enter the home you pass an office with built-in bookcases and formal dining room with an adjoining wet bar. The living room features a masonry fireplace, vaulted beamed ceilings and amazing views of Canyon Lake with access to the balcony. The gourmet kitchen is equipped with Thermador built-in appliances as well as a 6 gas burner cook-top with pot filler and ample seating at either the dining area or bar seating. You'll pass the large walk-in pantry as you head to the guest suite, complete with an attached en suite and easy balcony access. Completing the main level is the Owner's Suite which also has a masonry gas fireplace & mantle as well as an attached en suite with dual vanities, walk-in shower and soakers tub. Along with amazing views in the owner's suite you also have private outdoor access to the covered balcony, featuring a built-in grill. Upstairs you'll find the workout room and 360 views from within the tower. The lower level of the home is complete with two additional bedrooms, a movie theatre with a 100" screen & projector with nearby dining space, and a game room featuring a full service bar with seating, antique tin ceiling tiles and poolside access!



Built in 2011

## Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1669131
List Price	\$1,499,900
Sale Price	\$1,375,000
Sale Date	September 15th, 2023
Bedrooms	4
Bathrooms	6.00
Full Baths	3
Half Baths	3
Square Footage	6,082
Acres	1.00
Year Built	2011
Type	Residential
Sub-Type	Single Family Detached
Style	3 or More, Traditional
Status	Sold

## Community Information

Address	301 Bentwater Pl
Subdivision	MYSTIC SHORES
City	Spring Branch
County	Comal
State	TX
Zip Code	78070-5162

## Amenities

Amenities	Boat Ramp, Sports Court, Lake/River Park, Other - See Remarks, Park/Playground, Pool, Waterfront Access
Parking	Attached, Side Entry
Has Pool	Yes
Pool	AdjoiningPool/Spa, In Ground Pool, Pool is Heated

## Interior

Interior	1st Floor Lvl/No Steps, Two Eating Areas, Two Living Area, Breakfast Bar, Eat-In Kitchen, Game Room, Island Kitchen, Laundry Main Level, Laundry Room, Media Room, Open Floor Plan, Separate Dining Room, Study/Library, Telephone, Walk in Closets, Walk-In Pantry
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Appliances	Built-In Oven, Cook Top, Ceiling Fans, Central Vacuum, Custom Cabinets, Disposal, Dryer Connection, Dishwasher, Gas Cooking, Ice Maker Connection, Microwave Oven, Refrigerator, Water Softener (owned), Solid Counter Tops, Smoke Alarm, Security System (Owned), 2+ Water Heater Units, Vent Fan, Washer Connection
Heating	3+ Units, Central, Zoned
Cooling	Three+ Central, Zoned
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Gas Starter, Glass/Enclosed Screen, Gas Logs Included, Living Room, Master Bedroom, Stone/Rock/Brick, Two
Stories	3+

### **Exterior**

Exterior	4 Sides Masonry, Rock/Stone Veneer, Stone/Rock
Exterior Features	Bar-B-Que Pit/Grill, Covered Patio, Deck/Balcony, Has Gutters, Patio Slab, Sprinkler System, Mature Trees, Wrought Iron Fence
Lot Description	1 - 2 Acres, Corner, Level, Mature Trees (ext feat), Other Water Access - See Remarks, Water View
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

### **School Information**

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