

\$3,999,999 - 540 Arthur Ct, Spring Branch

MLS® #1684157

\$3,999,999

5 Bedroom, 7.00 Bathroom, 7,970 sqft
Residential on 5.70 Acres

MYSTIC SHORES, Spring Branch, TX

Situated on the premier waterfront within the prestigious section of Canyon Lake, this stunning villa boasts breathtaking panoramic lake and sunset views that can be enjoyed from every corner of the property of the sprawling 5.7 acre property. Upon entering, you'll be greeted by an exquisite architectural design featuring soaring ceilings in the family room and an oversized round dining room perfect for gatherings. The chef's kitchen features professional-grade stainless steel Wolf appliances, gas cooking, and wrap-around barstool seating with an adjacent full wet bar with an ice maker, sink, and wine fridge. This estate also features a theatre room with stadium seating and a separate game room for all your entertainment needs. A study with extensive built-ins provides the perfect work-from-home space. The master suite boasts a spa-like bath and an expansive large walk-in closet with extensive custom cabinetry/built-ins. Impeccable craftsmanship prevails with a junior master suite on the main level and the remaining three guest bedrooms up enjoying a large lounge and utility room providing added convenience. Elevator access to the upper level makes moving between floors effortlessly. This property boasts a 6-car garage, providing ample space for your vehicles and storage needs with a finished-out attic space above. Indulge in the resort-style outdoor paradise with a premier pool & spa, a large screened-in covered patio with wood-paneled ceiling accents, outdoor grill



with direct access to the lake. With all these luxurious amenities, this estate is truly a gem in the Mystic Shores community. Come and experience the ultimate in Canyon Lake living at The Peninsula!

Built in 2016

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1684157
List Price	\$3,999,999
Sale Price	\$3,900,000
Sale Date	April 1st, 2024
Bedrooms	5
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	7,970
Acres	5.70
Year Built	2016
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Mediterranean, Texas Hill Country
Status	Sold

Community Information

Address	540 Arthur Ct
Subdivision	MYSTIC SHORES
City	Spring Branch
County	Comal
State	TX
Zip Code	78070-5448

Amenities

Amenities	Basketball Court, Boat Ramp, Controlled Access, Lake/River Park, Other - See Remarks, Park/Playground, Pool, Tennis, Jogging Trails, Waterfront Access
Parking	Attached, Oversized, Side Entry

Has Pool Yes
Pool Adjoining Pool/Spa, In Ground Pool, Pool is Heated, Pools Sweep

Interior

Interior Two Eating Areas, Three Living Area, Attic - Finished, Breakfast Bar, Cable TV Available, Eat-In Kitchen, Game Room, High Ceilings, High Speed Internet, Island Kitchen, Loft, Maid's Quarters, Media Room, Open Floor Plan, Secondary Bedroom Down, Separate Dining Room, Study/Library, Walk-In Pantry

Appliances 2nd Floor Utility Room, Built-In Oven, Chandelier, Ceiling Fans, Custom Cabinets, Double Ovens, Disposal, Dryer Connection, Garage Door Opener, Gas Cooking, Ice Maker Connection, Microwave Oven, Refrigerator, Self-Cleaning Oven, Water Softener (owned), Solid Counter Tops, Stove/Range, Wet Bar, Washer Connection

Heating Central

Cooling Three+ Central

Fireplace Yes

of Fireplaces 3

Fireplaces Three+, Family Room, Master Bedroom, Stone/Rock/Brick

of Stories 2

Stories 2

Exterior

Exterior 4 Sides Masonry, Stucco, Stone/Rock

Exterior Features Covered Patio, Double Pane Windows, Gas Grill, Has Gutters, Other - See Remarks, Special Yard Lighting, Sprinkler System, Mature Trees, Wrought Iron Fence

Lot Description 5 - 14 Acres, Canyon Lake, Lakefront, Level, Water View

Roof Tile

Construction Pre-Owned

Foundation Slab

School Information

District Comal ISD

Elementary Call District

Middle Call District

High Call District