

\$1,595,000 - 279 Mystic Shores Blvd, Spring Branch

MLS® #1692756

\$1,595,000

4 Bedroom, 5.00 Bathroom, 3,856 sqft
Residential on 4.37 Acres

Mystic shores, Spring Branch, TX

SPECTACULAR Custom Hill Country Home located in Mystic Shores on 4.37 acres of waterfront property with clear views of Canyon Lake. Built in 2018 this home features an open concept with large oversized windows overlooking a picturesque, heated pool/spa, firepit, grill area and plenty of room to entertain. This 3,856sqft home has 3 bedrooms, 3.5 baths in the main house and a 1 bedroom, 1 bath attached Casita/Guest Suite. There are 2 rock wood burning fireplace with gas lighters located in living room and outdoor patio. Solid wood interior doors, top of the line custom lighting, custom cabinetry, and high-quality granite counter tops in the kitchen, bathrooms, outdoor patio, bar and utility room. The spacious kitchen includes a commercial-grade Thermador, 6-burner, gas cooktop with built-in griddle, Bosch stainless steel double-ovens, microwave, dishwasher, and refrigerator. Walk-in closets, large kitchen pantry and oversized 2 car-garage. Indoor gym or multi-purpose room, safe room, theatre room with custom surround sound, projector, and 108" built-in movie screen. 360-degree surveillance cameras, two ac units, and two water heaters. Mystic Shores with a POA, provides an amazing list of amenities to include pool, community center, nature preserve, sports courts, private waterfront parks, gated parking for boat ramp 23, etc. Enjoy privacy in this highly desired Hill Country subdivision - that is centrally located near Wimberly, Blanco, San Marcos, Austin, San



Antonio, New Braunfels, Luckenbach, and other popular Texas hot spots. Life is better at the lake!

Built in 2018

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1692756
List Price	\$1,595,000
Sale Price	\$1,300,000
Sale Date	March 28th, 2024
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,856
Acres	4.37
Year Built	2018
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Sold

Community Information

Address	279 Mystic Shores Blvd
Subdivision	Mystic shores
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Amenities	Boat Ramp, Clubhouse, Lake/River Park, Park/Playground, Pool, Tennis, Waterfront Access
Parking	Two Car Garage
Has Pool	Yes
Pool	Hot Tub, In Ground Pool, Pool is Heated

Interior

Interior	1st Floor Lvl/No Steps, One Living Area, Attic - Access only, Attic - Partially Floored, Attic - Storage Only, Breakfast Bar, Game Room, High Ceilings, High Speed Internet, Laundry Main Level, Media Room, Open Floor Plan, Study/Library, Utility Room Inside, Walk in Closets, Walk-In Pantry
Appliances	Built-In Oven, Chandelier, Ceiling Fans, Carbon Monoxide Detector, Custom Cabinets, Double Ovens, Disposal, Dryer Connection, Dishwasher, Electric Water Heater, Garage Door Opener, Gas Grill, Gas Cooking, Microwave Oven, Plumb for Water Softener, Private Garbage Service, Pre-Wired for Security, In Wall Pest Control, Refrigerator, Self-Cleaning Oven, Water Softener (owned), Solid Counter Tops, Smoke Alarm, Security System (Owned), Stove/Range, 2+ Water Heater Units, Wet Bar, Washer Connection
Heating	Central, Heat Pump
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas Starter, Living Room, Prefab, Stone/Rock/Brick
# of Stories	2
Stories	2

Exterior

Exterior	Stucco, Stone/Rock
Lot Description	2 - 5 Acres, Canyon Lake, Lakefront, Mature Trees (ext feat), Sloping, Water View, Water Access
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal ISD
Elementary	Rebecca Creek
Middle	Spring Branch
High	Canyon Lake