

\$1,199,000 - 1264 Canyon Curve, Spring Branch

MLS® #1699371

\$1,199,000

3 Bedroom, 3.00 Bathroom, 3,013 sqft
Residential on 12.89 Acres

CROSS CANYON RANCH 1, Spring Branch, TX

Discover a world of extraordinary living at 1264 Canyon Curve, where luxury and sophistication converge in perfect harmony. This pristine home of approximately 3000 square feet of living space sits on 12.888 acres and offers the perfect blend of elegance, functionality, and breathtaking views of the stunning hill country. Step inside, and you'll be greeted by the meticulously maintained interior that exudes sophistication and comfort. The spacious layout allows for seamless entertaining and comfortable everyday living. Tall windows strategically placed throughout the home allow for an uninterrupted connection with the outdoors and an abundance of natural lighting. High-end upgrades and finishes can be found throughout, showcasing the attention to detail and quality craftsmanship that went into creating this remarkable custom home. The heart of the home features a gourmet kitchen that will delight even the most discerning chef. Equipped with Bertazzoni appliances, custom cabinetry, and ample counter space, this culinary haven is both functional and beautiful. The adjacent living areas offer a warm and inviting atmosphere, perfect for gathering with loved ones or relaxing by the fireplace. Indulge in the ultimate outdoor living experience on the screened-in porch designed for comfort, relaxation, and entertaining with a built-in outdoor kitchen. This expansive space provides a seamless transition between indoor and outdoor living. Upon entering the master



suite, you'll be captivated by the integration of large windows that invite an abundance of natural light while framing captivating views of the hill country. The spa-like en suite bathroom is complete with modern fixtures, a relaxing bathtub, separate shower, and a seated vanity area with dual sinks. This private retreat is thoughtfully designed to meet your every need and exceed your expectations. The property also features a spacious horse barn equipped with water, electricity, and ample covered area for grooming. Whether you're an avid equestrian or simply appreciate the beauty of these majestic creatures, this barn provides the perfect space to house and care for your horses, as well as additional storage space for a wide variety of needs. This immaculate home with its upgraded features, horse barn, and stunning hill country views presents a truly exceptional opportunity to embrace a lifestyle of luxury and natural beauty. Don't miss your chance to own this phenomenal property and make it your own private sanctuary.

Built in 2021

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1699371
List Price	\$1,199,000
Sale Price	\$1,130,000
Sale Date	September 29th, 2023
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	3,013
Acres	12.89
Year Built	2021
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Craftsman

Status Sold

Community Information

Address 1264 Canyon Curve
Subdivision CROSS CANYON RANCH 1
City Spring Branch
County Comal
State TX
Zip Code 78070

Amenities

Amenities Pool
Pool None

Interior

Interior Two Living Area, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Game Room, Utility Room Inside, High Ceilings, Open Floor Plan, High Speed Internet, Walk in Closets, Attic - Partially Finished, Attic - Pull Down Stairs
Appliances Ceiling Fans, Washer Connection, Dryer Connection, Self-Cleaning Oven, Microwave Oven, Stove/Range, Gas Cooking, Disposal, Dishwasher, Water Softener (owned), Security System (Owned), Electric Water Heater, Garage Door Opener, Solid Counter Tops, Custom Cabinets, Double Ovens, Gas Grill, Plumb for Water Softener, Refrigerator
Heating Central, 1 Unit
Cooling One Central
Fireplace Yes
of Fireplaces 1
Fireplaces One
of Stories 1
Stories 1

Exterior

Exterior 4 Sides Masonry, Siding
Lot Description County View, Horses Allowed, 5 - 14 Acres, Hunting Permitted, Xeriscaped
Roof Metal
Construction Pre-Owned
Foundation Slab

School Information

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