

\$1,199,000 - 1146 Victoria Ln, Spring Branch

MLS® #1710731

\$1,199,000

6 Bedroom, 6.00 Bathroom, 3,800 sqft
Residential on 2.31 Acres

WHISPERING HILLS, Spring Branch, TX

Welcome to your luxurious oasis at 1146 Victoria Ln in picturesque Spring Branch, TX. This exquisite home, destined to captivate the senses, boasts a unique blend of modern elegance and rustic charm. Standing proudly with darker wood siding, the exterior is adorned with striking black floor-to-ceiling commercial-grade windows and doors, inviting in abundant natural light and breathtaking views. As you approach, the eye-catching rock wainscotting complements the modern beamwork, setting the stage for the architectural marvel that awaits. A three-car garage provides ample space for vehicles and storage. The grandeur of this property is further enhanced by the secluded entrance, featuring expansive iron double gates that offer both security and seclusion. Meandering through a concrete drive enveloped by mature trees, the home remains a hidden gem, ensuring absolute privacy and tranquility. Upon entering, the interior is a masterpiece of design and craftsmanship. Stained concrete floors effortlessly blend with exposed metal beams, creating an industrial-chic ambiance. Slate accents add texture and character, leading the way to the heart of the home. The gourmet kitchen is a chef's dream, adorned with luxury granite counters boasting a stunning waterfall edge. A stainless professional range and an expansive island provide the perfect setting for culinary creations and gatherings. Indulge in the opulence of the masterfully designed living



spaces, where every detail has been thoughtfully curated. Relax and rejuvenate in the swim spa, surrounded by meticulously landscaped grounds. Two outside bathrooms ensure convenience for both residents and guests. Unwind by the firepit on cool evenings or revel in the splendor of the covered back porch, complete with a TV and outdoor kitchen, perfect for alfresco dining and entertainment. The allure of this estate extends beyond the main residence. Nestled on the property is a charming guesthouse with two bedrooms, a bath, living, dining, and kitchen areas. A 35' pass-through garage with expansive 20' wide x 12' tall garage doors offers versatility and functionality. As you explore the surroundings, you'll discover a seamless connection to nature as the home backs up to a sprawling wildlife ranch. With a master suite and two additional bedrooms upstairs, and a bedroom and bath downstairs, this home offers the perfect balance of privacy and togetherness. Exposed metal ductwork showcases the home's industrial aesthetics, while zoned AC ensures comfort year-round. Immerse yourself in the tranquility of the outdoors, where the meticulously landscaped grounds and thoughtfully designed spaces elevate every moment. This is more than a home; it's an unparalleled lifestyle experience that exudes sophistication, comfort, and exclusivity. Prepare to be captivated, as 1146 Victoria Ln is not just a residence - it's a masterpiece of luxury living. This exceptional property, embodies a value that transcends price, offering a lifestyle that is truly priceless.

Built in 2016

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1710731
List Price	\$1,199,000

Sale Price	\$1,050,000
Sale Date	February 27th, 2024
Bedrooms	6
Bathrooms	6.00
Full Baths	6
Square Footage	3,800
Acres	2.31
Year Built	2016
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Contemporary, Texas Hill Country
Status	Sold

Community Information

Address	1146 Victoria Ln
Subdivision	WHISPERING HILLS
City	Spring Branch
County	Comal
State	TX
Zip Code	78070-7217

Amenities

Amenities	None
Parking	Attached, Side Entry, Oversized
Pool	Above Ground Pool

Interior

Interior	Separate Dining Room, Eat-In Kitchen, Island Kitchen, Walk-In Pantry, Utility Room Inside, 1st Floor Lvl/No Steps, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Room, Walk in Closets, Two Living Area, Breakfast Bar, Florida Room, High Ceilings, Laundry Lower Level, Laundry Main Level, Secondary Bedroom Down, Shop
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, Gas Cooking, Disposal, Dishwasher, Refrigerator, Water Softener (owned)
Heating	Central, Heat Pump
Cooling	Three+ Central, Zoned
Fireplaces	Not Applicable
# of Stories	2
Stories	2

Exterior

Exterior	Stone/Rock, Wood, Stucco, Siding
Exterior Features	Patio Slab, Covered Patio, Sprinkler System, Double Pane Windows, Storage Building/Shed, Mature Trees, Ranch Fence, Additional Dwelling, Bar-B-Que Pit/Grill, Chain Link Fence, Detached Quarters, Gazebo, Gas Grill, Has Gutters, Outdoor Kitchen, Privacy Fence, Solar Screens, Special Yard Lighting, Stone/Masonry Fence, Workshop, Wrought Iron Fence
Lot Description	Mature Trees (ext feat), Sloping, 2 - 5 Acres, Borders State Park / Game Ranch, Creek - Seasonal, Gently Rolling, Secluded, Wooded
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal ISD
Elementary	Bill Brown
Middle	Smithson Valley
High	Smithson Valley