

\$1,495,000 - 846 Phantom Rider Trail, Spring Branch

MLS® #1710733

\$1,495,000

5 Bedroom, 3.00 Bathroom, 5,167 sqft
Residential on 5.00 Acres

CYPRESS SPRINGS, Spring Branch, TX

Hill Country living in the beautiful Cypress Springs on the Guadalupe community. This home is remodeled, updated, well-appointed and full of high-quality materials and amenities. There are 3 bedrooms and 2 baths in main house. The master bath is luxurious with a huge walk-in closet. The house has high end matching floors throughout, energy efficient windows, plantation shutters and recently installed Leaf Filter rain gutters. There is also a Generac full-house generator and also a large greenhouse with thermostat-controlled vents and plenty of shelving and power outlets for fans and heaters. The property also has a state of the art 2-story metal building with an elevator and a 1,400 square foot shop that is fully insulated and fully finished with a half bath. Downstairs there is a large game room with tall ceiling, a great kitchen and laundry room and a full bath and a large bedroom. Upstairs features another large bedroom with full a bath and a music studio, which also could be easily converted to a bedroom. There is a also a large storeroom which could also be converted to another bedroom. The building has it's own "Solar Aire" septic system & a very efficient Trane 4-Zone HVAC system and has approximately 400 square feet of asphalt parking. There is an eight foot fence around the entire property and two large gates on either side and front masonry columns with wrought iron and is gated. The property is loaded with mature oaks and shade trees,



trophy deer and wildlife. The property has Canyon Lake Water Supply along with a private well and 2,000 gallon water storage, includes neighborhood Guadalupe River Park with easy water access, picnic and pavilion areas. 10m minutes to shopping and HEB. 30 minutes to San Antonio International Airport. Square footage is a combination of main structure and secondary structure. Verify all footage and measurements.

Built in 1996

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1710733
List Price	\$1,495,000
Sale Price	\$1,275,000
Sale Date	April 18th, 2024
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	5,167
Acres	5.00
Year Built	1996
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Ranch, Traditional
Status	Sold

Community Information

Address	846 Phantom Rider Trail
Subdivision	CYPRESS SPRINGS
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Amenities	Park/Playground, Waterfront Access
Parking	Two Car Garage, Attached, Side Entry
Pool	None

Interior

Interior	1st Floor Lvl/No Steps, Two Eating Areas, Two Living Area, Breakfast Bar, Cable TV Available, Eat-In Kitchen, Florida Room, High Ceilings, High Speed Internet, Secondary Bedroom Down, Shop, Separate Dining Room, Utility Room Inside
Appliances	Chandelier, Ceiling Fans, Disposal, Dryer Connection, Dishwasher, Electric Water Heater, Garage Door Opener, Intercom, Microwave Oven, Plumb for Water Softener, Pre-Wired for Security, In Wall Pest Control, Water Softener (owned), Solid Counter Tops, Smoke Alarm, Security System (Owned), Stove/Range, Washer Connection
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, One, Wood Burning
# of Stories	1
Stories	1

Exterior

Exterior	4 Sides Masonry, Brick
Lot Description	2 - 5 Acres, 5 - 14 Acres, County Vlew, Horses Allowed, Level, Mature Trees (ext feat), Water Access, Wooded
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal ISD
Elementary	Arlon Seay
Middle	Spring Branch
High	Smithson Valley