

# \$1,900,000 - 1162 Hidden Cove, Spring Branch

MLS® #1716161

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## \$1,900,000

3 Bedroom, 3.00 Bathroom, 2,704 sqft  
Residential on 25.61 Acres

Cross Canyon Ranch, Spring Branch, TX

Outstanding Hill Country property that impresses you from the moment you drive up the long, winding, paved driveway leading to a unique elevated homesite with astonishing views in every direction! This incredible 25.6 +/- ac property has it all w/mature trees, fenced lower horse pasture/hay meadow, seasonal creek & wildlife exemption! Enjoy the private setting as well as the recreational opportunities including shooting a firearm & hunting. Large metal 3 bay equipment barn w/private back patio as well as additional wooden barn in meadow. Relax on your covered back patio & appreciate the view of the beautiful in-ground Gary pool & spacious outdoor kitchen that makes any gathering memorable. This is an opportunity of a lifetime to own a homestead that is heads above the rest. The well-built, meticulously maintained custom home stands out above them all w/it's excellent exterior appeal & attention to detail inside! The 1890's barn wood from Iowa enhances the rustic charm throughout. Incredible custom, handmade stone wood burning fireplace w/gas starter & logs, a chef's dream island kitchen w/commercial grade Sub Zero refrigerator, Wolf gas range w/griddle, wine fridge & walk in pantry! Luxurious owner's retreat w/outside access, multiple closets, separate shower & Air tub. Beautiful 9-foot Alderwood doors, double insulated Pella windows & exterior doors. Solid 2x6 exterior framing construction w/foam insulation in interior walls. Oversized garage featuring a



man cave tucked away from the rest of the home. Quiet peaceful days that feel far away from the city yet offering an easy commute to Austin, San Antonio & San Marcos & a stone's throw away from Canyon Lake & Blanco.

Built in 2014

### Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1716161
List Price	\$1,900,000
Sale Price	\$1,750,000
Sale Date	December 13th, 2023
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,704
Acres	25.61
Year Built	2014
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Ranch, Texas Hill Country
Status	Sold

### Community Information

Address	1162 Hidden Cove
Subdivision	Cross Canyon Ranch
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

### Amenities

Amenities	Controlled Access, Pool, Other - See Remarks
Parking	Two Car Garage, Attached, Oversized
Has Pool	Yes
Pool	In Ground Pool

### Interior

Interior	One Living Area, Liv/Din Combo, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Utility Room Inside, Secondary Bedroom Down, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, High Speed Internet, All Bedrooms Downstairs, Laundry Room, Walk in Closets, Attic - Pull Down Stairs, Pull Down Storage, Shop
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Vent Fan, Smoke Alarm, Security System (Owned), Electric Water Heater, Garage Door Opener, Plumb for Water Softener, Solid Counter Tops, Custom Cabinets, Private Garbage Service, Water Softener (owned)
Heating	Central
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room, Wood Burning, Gas, Gas Starter, Gas Logs Included, Stone/Rock/Brick
# of Stories	1
Stories	1

## **Exterior**

Exterior	4 Sides Masonry, Stone/Rock, Stucco
Exterior Features	Patio Slab, Covered Patio, Bar-B-Que Pit/Grill, Double Pane Windows, Storage Building/Shed, Mature Trees, Wire Fence, Cross Fenced, Dog Run Kennel, Outdoor Kitchen, Ranch Fence, Workshop
Lot Description	County Vlew, Mature Trees (ext feat), 15 Acres Plus, Creek - Seasonal, Gently Rolling, Horses Allowed, Hunting Permitted, Partially Wooded, Secluded, Wooded
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

## **School Information**

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