

\$1,299,000 - 1055 Fabled Way, Spring Branch

MLS® #1718740

\$1,299,000

4 Bedroom, 4.00 Bathroom, 3,450 sqft
Residential on 1.06 Acres

MYSTIC SHORES, Spring Branch, TX

Come enjoy the peace and relaxation of the Peninsula at Mystic Shores. This stunning house by Rittimann Custom Homes was built in 2020, featuring an amazing pool and landscaping that was just completed in 2022. Sit poolside by the resort style pool, BBQ under the large covered patio, or unwind by the gas firepit, this Hill Country gem will not disappoint. Property has its own private well with water softeners, and is connected to the water system as well for a back up water source. Step into this open floor plan with beautiful custom built-in features. Dual master closets, and large bathroom with separate vanities provide top of the line luxury. Only minutes away from Canyon Lake, enjoy the neighborhood amenities which include, private lakeside park, tennis courts, pool, playground and running trails. Don't wait, schedule your private showing today!



Built in 2020

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1718740
List Price	\$1,299,000
Sale Price	\$1,299,000
Sale Date	October 10th, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	3,450
Acres	1.06
Year Built	2020
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Texas Hill Country
Status	Sold

Community Information

Address	1055 Fabled Way
Subdivision	MYSTIC SHORES
City	Spring Branch
County	Comal
State	TX
Zip Code	78070-5483

Amenities

Amenities	Waterfront Access, Pool, Park/Playground, Clubhouse, Controlled Access, Tennis, Jogging Trails
Has Pool	Yes
Pool	In Ground Pool, Pool is Heated, Fenced Pool, Hot Tub, Pools Sweep

Interior

Interior	One Living Area, Separate Dining Room, Island Kitchen, Study/Library, Utility Room Inside, High Ceilings, Open Floor Plan, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Walk in Closets, 1st Floor Lvl/No Steps, Attic - Access only
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Stove/Range, Disposal, Dishwasher, Security System (Owned), Garage Door Opener, Plumb for Water Softener, Solid Counter Tops, Custom Cabinets, 2+ Water Heater Units, Gas Grill, Gas Cooking, Water Softener (owned)
Heating	Central, Zoned
Cooling	One Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Two
# of Stories	1
Stories	1

Exterior

Exterior	Stone/Rock, 4 Sides Masonry, Stucco
Exterior Features	Covered Patio, Sprinkler System, Double Pane Windows, Mature Trees, Bar-B-Que Pit/Grill, Gas Grill, Wrought Iron Fence
Lot Description	Canyon Lake
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

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