

\$1,499,000 - 226 Gauntlet, Spring Branch

MLS® #1720397

\$1,499,000

3 Bedroom, 4.00 Bathroom, 3,327 sqft
Residential on 1.96 Acres

MYSTIC SHORES, Spring Branch, TX

Highly motivated sellers ready to negotiate. Indulge in luxury living at this exclusive Lakeview property on Canyon Lake within the gated subdivision of Peninsula at Mystic Shores. Situated on nearly 2 acres, this custom-built one-story home offers unparalleled craftsmanship and breathtaking 180-degree scenic views from almost every room, showcasing the lake and surrounding hills. Open floor plan with double glass doors at the main entrance and floor to ceiling windows in living room and dining room, make this home perfect for entertaining. The living room features a wood-beam ceiling and a floor-to-ceiling stone fireplace, while the kitchen is a culinary masterpiece with quartz countertops, premium Monogram appliances, custom cabinets, wine fridge, double oven, built-in microwave, and gas stove. Take a peek at the hidden oversized walk-in pantry! There are 3 bedrooms plus large study that can easily be converted to 4th bedroom! The primary bedroom has trayed ceiling and double French doors leading to a private balcony overlooking the pool and lake, is a sanctuary of tranquility. The primary bathroom offers an oversized spa garden tub, double vanity, walk-in shower with double shower heads, and a spacious walk-in closet. The third bedroom is designed as an in-law suite with a separate private entrance, kitchenette, en-suite bathroom, and bay windows framing a stellar Hill Country view. Enjoy a Texas sunrise or evening dinners on the 766-square-foot



covered back porch, featuring a rich wood panel ceiling, multiple seating areas, al fresco dining, an outdoor kitchen with a grill, ice maker, and ample counter space. The heated pool with a stacked stone waterfall, multiple light features, hot tub, and fire pit create an outdoor oasis. A 1,100-square-foot three-bay garage with an air-conditioned workspace and storage ensures both functionality and style. Energy efficiency is paramount, with three programmable HVAC units, spray foam insulation, and pre-wiring for a Generac whole-house generator. Experience the epitome of luxury living in this meticulously crafted residence where every detail has been thoughtfully designed for the most discerning homeowner. The Amenities of Mystic Shores include a boat ramp, lakefront park, playground, jogging & biking trails, multiple pools, tennis courts, nature preserves and more.

Built in 2015

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1720397
List Price	\$1,499,000
Sale Price	\$1,300,000
Sale Date	April 19th, 2024
Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	3,327
Acres	1.96
Year Built	2015
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Mediterranean, Texas Hill Country
Status	Sold

Community Information

Address	226 Gauntlet
Subdivision	MYSTIC SHORES
City	Spring Branch
County	Comal
State	TX
Zip Code	78070-5396

Amenities

Amenities	Pool, Clubhouse, Park/Playground, BBQ/Grill, Bike Trails, Boat Ramp, Controlled Access, Sports Court, Jogging Trails, Waterfront Access
Parking	Oversized
Is Waterfront	Yes
Has Pool	Yes
Pool	AdjoiningPool/Spa, In Ground Pool

Interior

Interior	Island Kitchen, Study/Library, High Speed Internet, Walk in Closets, Attic - Pull Down Stairs, Liv/Din Combo, Open Floor Plan, Telephone, Utility Room Inside, Walk-In Pantry
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Built-In Oven, Microwave Oven, Stove/Range, Gas Cooking, Dishwasher, Water Softener (owned), Smoke Alarm, Pre-Wired for Security, Garage Door Opener, Cook Top, Custom Cabinets, Dryer, Electric Water Heater, Plumb for Water Softener, Private Garbage Service, Refrigerator, Security System (Owned), Washer
Heating	3+ Units
Cooling	Three+ Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, One
# of Stories	1
Stories	1

Exterior

Exterior	Stucco, Stone/Rock
Exterior Features	Patio Slab, Covered Patio, Sprinkler System, Double Pane Windows, Bar-B-Que Pit/Grill, Deck/Balcony, Has Gutters, Outdoor Kitchen, Mature Trees, Water Front Improved
Lot Description	1 - 2 Acres, Bluff View, Canyon Lake, Gently Rolling, Level, Water View,

	Water Access, On Waterfront
Roof	Concrete, Tile
Construction	Pre-Owned
Foundation	Slab

School Information

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