

# \$1,289,000 - 320 Fossil Hills Loop, Spring Branch

MLS® #1728694

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## \$1,289,000

4 Bedroom, 5.00 Bathroom, 5,091 sqft  
Residential on 1.00 Acres

River Crossing, Spring Branch, TX

\*\*\*Open House 1/6/24 12-2PM\*\*\* Owner Financing available 4% rate, 40% down, 5 yr balloon Hill Country Retreat! Stunning 4 bedroom, 3 full and 2 half bath custom home in the exclusive gated community of the Overlook at River Crossing with private golf course access. This beautiful home has two master suites and all bedrooms on the first floor. Executive home office with built-in bookshelves, elegant formal dining room and spacious, open living room with floor to ceiling limestone fireplace, coffered ceiling, and expansive windows overlooking the backyard. Kitchen offers gas cooking, built-in SS appliances, gleaming granite counters, and abundant cabinetry. Primary bedroom features a double-sided fireplace, exterior access, and beautiful en suite with his and hers separate closets and vanity, tiled walk-in shower, and whirlpool tub. Generously sized secondary bedrooms include large guest suite with attached full bathroom. Game room upstairs with wet bar and exterior balcony access. Media room (also upstairs) includes vaulted ceiling and half bathroom. Enjoy your private backyard oasis complete with limestone fireplace, covered patio, sparkling pool with waterfall and spa, flagstone patio with fire pit, raised bed garden and mini vineyard with 23 grape vines. Comal ISD schools and great location within minutes of HEB, shopping, and dining.

Built in 2004



## Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1728694
List Price	\$1,289,000
Sale Price	\$1,100,000
Sale Date	January 29th, 2024
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	5,091
Acres	1.00
Year Built	2004
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Mediterranean
Status	Sold

## Community Information

Address	320 Fossil Hills Loop
Subdivision	River Crossing
City	Spring Branch
County	Comal
State	TX
Zip Code	78070-6012

## Amenities

Amenities	Controlled Access, Pool, Tennis, Golf Course, Clubhouse, Park/Playground, Jogging Trails, Sports Court
Parking	Attached, Oversized, Side Entry
Has Pool	Yes
Pool	AdjoiningPool/Spa, In Ground Pool

## Interior

Interior	One Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Game Room, Media Room, Utility Room Inside, Secondary Bedroom Down, High Ceilings, Open Floor Plan, Pull Down Storage, Cable TV Available, High Speed Internet
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Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Gas Water Heater, Garage Door Opener, Wet Bar
Heating	Central
Cooling	Two Central, Zoned
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Living Room, Wood Burning, Three+, Gas Logs Included, Master Bedroom, Other
# of Stories	2
Stories	2

### **Exterior**

Exterior	4 Sides Masonry, Stone/Rock, Stucco
Exterior Features	Patio Slab, Covered Patio, Deck/Balcony, Wrought Iron Fence, Sprinkler System, Has Gutters, Mature Trees, Other - See Remarks
Lot Description	County View, Mature Trees (ext feat), 1 - 2 Acres
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

### **School Information**

District	Comal ISD
Elementary	Timberwood Park
Middle	Smithson Valley
High	Smithson Valley