

\$1,299,000 - 1030 Bluewater Pl, Spring Branch

MLS® #1734475

\$1,299,000

4 Bedroom, 5.00 Bathroom, 3,789 sqft
Residential on 2.23 Acres

MYSTIC SHORES, Spring Branch, TX

*** \$15K Builder Incentive for Landscaping! ***

Welcome to your dream home nestled on a sprawling 2.23-acre lot with peekaboo views of Canyon Lake at the end of a peaceful cul-de-sac in the coveted Mystic Shores subdivision. This contemporary Texas hill country masterpiece is a luxury custom new construction, boasting a sleek and modern design. This modern home features a striking pivot steel, glass front door, 2 living spaces downstairs and an additional living area upstairs and a separate office/study for utmost functionality. The main living room impresses with soaring cathedral ceilings, floor-to-ceiling fireplace, and 16-foot wide sliding glass doors that lead to a covered patio, offering breathtaking sunset views of the hill country. With an open floor plan, the living room seamlessly connects to the gourmet kitchen that is a chef's dream and features top-of-the-line finishes, including quartz countertops, GE Monogram 48" propane range, oversized refrigerator & freezer. With four bedrooms and four full baths, including a master spa-like ensuite with opulent shower, soaking tub, and a spacious closet with custom built-in shelving. The finishing touches, such as wood beams in the living room, luxury laminate wood floors, and herringbone brick flooring will add the perfect touch of warmth along with tall ceilings and 8ft doors throughout the home. Energy efficiency is prioritized with full spray foam insulation throughout, ESC windows, tankless gas water



heaters, metal roof, and 8 ft insulated garage doors. Enjoy magical evenings on the spacious 1100 sf back deck oasis currently being added adjacent to the large covered patio. Located on the north side of Mystic Shores, residents enjoy access to Canyon Lake with boat ramps and lake-side parks, 2 community pools, sports courts, community boat, and RV storage, as well as nature preserves with walking and biking trails. Don't miss the chance to make this your forever home!

Built in 2023

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1734475
List Price	\$1,299,000
Sale Price	\$1,187,000
Sale Date	June 6th, 2024
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,789
Acres	2.23
Year Built	2023
Type	Residential
Sub-Type	Single Family Detached
Style	Texas Hill Country
Status	Sold

Community Information

Address	1030 Bluewater Pl
Subdivision	MYSTIC SHORES
City	Spring Branch
County	Comal
State	TX

Zip Code 78070

Amenities

Amenities Basketball Court, BBQ/Grill, Boat Dock, Boat Ramp, Clubhouse, Sports Court, Lake/River Park, Park/Playground, Pool, Tennis, Jogging Trails, Volleyball Court, Waterfront Access

Pool None

Interior

Interior Three Living Area, Attic - Partially Floored, Eat-In Kitchen, Game Room, High Ceilings, Island Kitchen, Liv/Din Combo, Laundry Main Level, Open Floor Plan, Study/Library, Utility Room Inside, Walk in Closets

Appliances Chandelier, Ceiling Fans, Double Ovens, Disposal, Dryer Connection, Dishwasher, Garage Door Opener, Gas Cooking, Gas Water Heater, Microwave Oven, Plumb for Water Softener, Pre-Wired for Security, Refrigerator, Solid Counter Tops, Stove/Range, Trash Compactor, Washer Connection

Heating 3+ Units

Cooling Three+ Central

Fireplace Yes

of Fireplaces 1

Fireplaces One

of Stories 2

Stories 2

Exterior

Exterior 4 Sides Masonry, Stucco, Stone/Rock

Lot Description 2 - 5 Acres, Cul-de-Sac/Dead End, County Vlew, Gently Rolling, Mature Trees (ext feat), Partially Wooded, Water View

Roof Metal

Construction New

Foundation Slab

School Information

District Comal ISD

Elementary Rebecca Creek

Middle Mountain Valley

High Canyon Lake