

# \$1,399,999 - 1033 Mystic Pkwy, Spring Branch

MLS® #1735723

---

**\$1,399,999**

5 Bedroom, 5.00 Bathroom, 3,905 sqft  
Residential on 4.59 Acres

MYSTIC SHORES, Spring Branch, TX

\*\*\* OPEN HOUSE\*\*\* MAY 4th from 12-3PM.

See you there! Welcome to 1033 Mystic Parkway, a luxurious property nestled in the sought-after Mystic Shores subdivision in Spring Branch. Situated on a spacious 4.59-acre tree-studded lot, this two-story contemporary home, was custom built by Lifestyle by Stadler Homes, and boasts exquisite craftsmanship. Featuring 5 bedrooms, 4.5 bathrooms, a 4-car garage, and 3,796 square feet of living space, this residence offers a wealth of amenities. The grand entrance, marked by 8' solid black metal/glass doors, sets the tone for the custom details found throughout the home. The high ceilings and strategically placed windows, including sliding glass doors, create a bright and open living space. A private study provides a dedicated space for work or relaxation. The open living, kitchen, and dining area are designed for entertaining and showcase a beautiful old Chicago Brick fireplace. The chef's kitchen is equipped with high-end Kitchen aid appliances, a gorgeous island, 36inch full Gas Range, walk-in pantry, and custom cabinetry. There is also a Coffee Bar with floating Shelves and a Beverage Fridge. The primary bedroom features glass doors with views of majestic trees, leading to a spa-like bath with a large walk-in shower, free standing garden tub, and a spacious closet. Additional features include a second master In-Law Suite with ensuite guest room, the third guest bedroom also has an ensuite and a



private half bath for guests on the main floor. The two-story layout includes a large game room with wall-to-wall windows overlooking the backyard. There are two additional bedrooms with a Jack and Jill bathroom. Outdoor living is enhanced by an expansive 65X12 back patio, circular driveway, and a potential oasis on the deck. The property is prewired for security cameras, It is also prewired for gas stub for a pool, and features mesh Wi-Fi and Cat-6 throughout. There are gutters throughout the home, Water Softener, Custom Hunter Douglas shades with electric on slider. Mystic Shores community amenities include a 140-acre reserve, a 26-acre waterfront park, pool, tennis courts, basketball, BBQ area, and more. Additional neighborhood amenities encompass a boat ramp, lakefront park, RV & Boat Storage, playgrounds, jogging & biking trails, sports courts, and a nature preserve. As part of the historic Ranch 711, The Peninsula provides extra amenities and historical significance. In summary, 1033 Mystic Parkway offers a well-designed and thoughtfully appointed residence within a community that seamlessly blends modern luxury with natural beauty, providing a range of recreational opportunities for residents.

Built in 2023

### **Essential Information**

ListingFeed	sabor_vow_sold
MLS® #	1735723
List Price	\$1,399,999
Sale Price	\$1,220,000
Sale Date	July 15th, 2024
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1

Square Footage	3,905
Acres	4.59
Year Built	2023
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Contemporary, Traditional
Status	Sold

### **Community Information**

Address	1033 Mystic Pkwy
Subdivision	MYSTIC SHORES
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

### **Amenities**

Amenities	Basketball Court, BBQ/Grill, Bike Trails, Clubhouse, Lake/River Park, Park/Playground, Pool, Tennis, Jogging Trails, Volleyball Court
Pool	None

### **Interior**

Interior	Two Living Area, Island Kitchen, Breakfast Bar, Walk-In Pantry, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Walk in Closets, Two Eating Areas, Cable TV Available, Eat-In Kitchen, Game Room, High Speed Internet, Liv/Din Combo, Laundry Lower Level, Laundry Room, Secondary Bedroom Down, Study/Library, Telephone
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Disposal, Dishwasher, Private Garbage Service, Built-In Oven, Chandelier, Custom Cabinets, Double Ovens, Garage Door Opener, Gas Cooking, Ice Maker Connection, Propane Water Heater, Water Softener (owned), Solid Counter Tops, Smoke Alarm, 2+ Water Heater Units, Vent Fan, Wet Bar
Heating	Central
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One
# of Stories	2

Stories 2

### **Exterior**

Exterior Stone/Rock, Stucco

Exterior Features Covered Patio, Deck/Balcony, Mature Trees, Double Pane Windows, Has Gutters, Patio Slab, Sprinkler System

Lot Description Mature Trees (ext feat), Level, 2 - 5 Acres, Gently Rolling, Partially Wooded

Roof Metal

Construction Pre-Owned

Foundation Slab

### **School Information**

District Comal ISD

Elementary Rebecca Creek

Middle Mountain Valley

High Canyon Lake