

# \$1,249,109 - 109 Desert Flower, Spring Branch

MLS® #1748959

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## \$1,249,109

4 Bedroom, 5.00 Bathroom, 3,713 sqft  
Residential on 3.54 Acres

RIVER CROSSING, Spring Branch, TX

Hill Country Retreat! Stunning 4 bedroom, 4 full and 1 half bath custom home on a cul-de-sac. This beautiful home has the master suite and secondary bedroom on the first floor. Executive home office, elegant formal dining room and spacious, open living room with expansive windows overlooking the stunning pool and unbelievable views. Kitchen offers gas cooking, built-in SS appliances, gleaming Cambria-Quartzite counters, built-in subzero refrigerator and abundant cabinetry. Primary bedroom features, his and hers separate vanity, tiled walk-through shower, and stand-alone garden tub, along with large custom walk-in closet. Generously sized secondary bedrooms! Game room upstairs with wet bar and exterior balcony access. Media room (also upstairs) includes jack and jill bathroom access. Enjoy your private backyard oasis complete with covered patio, sparkling pool with heated spa, travertine tile patio. Separate guest house off of the pool! The BBQ pavilion awaits the most seasoned grill masters! 4 car oversized garage! Too many custom features to list! Conveniently located with easy access to 281, 1604, I10, shopping, schools, and only 25 minutes to the airport! River Crossing boasts a state-of-the-art golf course, clubhouse and pool (membership required). Come grab your piece of Texas Hill Country!!

Built in 2020



## Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1748959
List Price	\$1,249,109
Sale Price	\$1,225,000
Sale Date	March 15th, 2024
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,713
Acres	3.54
Year Built	2020
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Sold

## Community Information

Address	109 Desert Flower
Subdivision	RIVER CROSSING
City	Spring Branch
County	Comal
State	TX
Zip Code	78070-5951

## Amenities

Amenities	Basketball Court, BBQ/Grill, Clubhouse, Sports Court, Golf Course, Lake/River Park, Park/Playground, Pool, Tennis
Has Pool	Yes
Pool	Fenced Pool, In Ground Pool

## Interior

Interior	One Living Area, Two Eating Areas, Breakfast Bar, Eat-In Kitchen, Game Room, Island Kitchen, Media Room, Secondary Bedroom Down, Study/Library, Walk-In Pantry
Appliances	Built-In Oven, Ceiling Fans, Dryer Connection, Dishwasher, Gas Cooking, Microwave Oven, Refrigerator, Water Softener (owned), Stove/Range, Washer Connection

Heating	Central
Cooling	Three+ Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Two
# of Stories	2
Stories	2

### **Exterior**

Exterior	Stucco, Stone/Rock
Exterior Features	Bar-B-Que Pit/Grill, Covered Patio, Deck/Balcony, Detached Quarters, Has Gutters, Partial Fence, Patio Slab, Sprinkler System, Mature Trees, Wrought Iron Fence
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

### **School Information**

District	Comal ISD
Elementary	Call District
Middle	Call District
High	Smithson Valley