

\$1,495,000 - 110 Starling Pass, Spring Branch

MLS® #1766276

\$1,495,000

4 Bedroom, 4.00 Bathroom, 3,778 sqft
Residential on 1.03 Acres

MYSTIC SHORES, Spring Branch, TX

Nestled in the serene enclave of Mystic Shores. Meticulously built by Saxet Custom Homes, designed by Kimberly Mockert with KM Designs and interiors by Lori Caldwell Designs, this newly constructed masterpiece seamlessly blends sophistication with comfort, offering an unparalleled living experience. Upon entering, you are greeted by an aura of elegance and refinement, as the home's architectural brilliance unfolds before your eyes. Every detail has been carefully curated to reflect a harmonious balance of modern aesthetics and timeless charm. Spanning 3,778 square feet, this residence offers an abundance of space for both relaxation and entertainment. The open-concept layout seamlessly connects the living, dining, and kitchen areas, creating an inviting atmosphere for gatherings with family and friends. The gourmet kitchen is a chef's delight, featuring top-of-the-line Jenn Air appliances, custom cabinetry, and exquisite black diamond quartzite countertops, and a blue pearl island. Whether hosting lavish dinner parties or preparing intimate meals, this space is sure to inspire culinary creativity. Retreat to the luxurious master suite, where tranquility awaits. This sanctuary boasts a spacious layout, a spa-like ensuite bathroom adorned with lavish fixtures, and dual walk-in closets. Step outside to discover your own private oasis, where lush hill country landscaping and serene surroundings create a haven for relaxation. Enjoy al fresco dining on the



expansive patio. Residents enjoy exclusive access to a wealth of amenities, including two tennis courts, a basketball court, a playground, two sand volleyball courts, a concrete walking path, BBQ pits with picnic tables along the lake, and a large swimming pool and kiddie pool. Meanwhile, the proximity to Canyon Lake offers endless opportunities for outdoor recreation, from boating and fishing to hiking and picnicking. Experience the epitome of luxury living in this exquisite home crafted by Saxet Custom Homes. With its unparalleled design, impeccable craftsmanship, and idyllic location, this property represents the pinnacle of Hill Country living. Don't miss your chance to make this your forever home.

Built in 2023

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1766276
List Price	\$1,495,000
Sale Price	\$1,500,000
Sale Date	June 27th, 2024
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,778
Acres	1.03
Year Built	2023
Type	Residential
Sub-Type	Single Family Detached
Style	Contemporary, One Story
Status	Sold

Community Information

Address	110 Starling Pass
Subdivision	MYSTIC SHORES

City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Amenities	Pool, Park/Playground, Basketball Court, Boat Ramp, Controlled Access, Lake/River Park, Other - See Remarks, Tennis, Jogging Trails, Waterfront Access
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Pool	None
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Interior

Interior	Separate Dining Room, Eat-In Kitchen, Walk-In Pantry, Utility Room Inside, Open Floor Plan, One Living Area, Breakfast Bar, High Ceilings, Island Kitchen, Study/Library, Walk in Closets
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Appliances	Washer Connection, Dryer Connection, Stove/Range, Gas Cooking, Disposal, Dishwasher, Gas Water Heater, Chandelier, Ceiling Fans, Custom Cabinets, Refrigerator
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Heating	Central
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Cooling	Two Central
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	One
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# of Stories	1
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Stories	1
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Exterior

Exterior	Stucco
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Exterior Features	Patio Slab, Double Pane Windows, Mature Trees
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Lot Description	Level, 1 - 2 Acres, Corner, Mature Trees (ext feat), Partially Wooded, Wooded
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Roof	Metal
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Construction	New
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Foundation	Slab
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School Information

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