

# \$1,389,000 - 2786 River Way, Spring Branch

MLS® #1768890

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## \$1,389,000

4 Bedroom, 5.00 Bathroom, 4,464 sqft  
Residential on 1.96 Acres

RIVER CROSSING, Spring Branch, TX

A stunning estate home by Haven Builders from the "Modern Sepia" line located in River Crossing, situated on a beautifully landscaped lot full of mature trees. A significant portion of the property's nearly 2 acres is enclosed by a 5-foot-iron fence with an automated entrance gate. Custom exterior features abound, including but not limited to a wide circular driveway, ample soffit and exterior lighting, a 360-security camera package, spacious covered porches, and an outdoor kitchen. Interior features that alternate between modern and old world themes may be found throughout, such as 8-foot-tall "Riverside" doors and cased openings, tall ceilings, open-plan kitchen with oversized stainless steel appliances, exposed iron strapped beams, modern iron railings, panoramic vinyl windows and sliding doors, tongue and grooved espresso cedar porch ceilings, and others too numerous to list here.



Built in 2023

## Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1768890
List Price	\$1,389,000
Sale Price	\$1,299,999
Sale Date	July 2nd, 2024
Bedrooms	4
Bathrooms	5.00

Full Baths	4
Half Baths	1
Square Footage	4,464
Acres	1.96
Year Built	2023
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Sold

### Community Information

Address	2786 River Way
Subdivision	RIVER CROSSING
City	Spring Branch
County	Comal
State	TX
Zip Code	78070-6013

### Amenities

Amenities	Clubhouse, Controlled Access, Golf Course, Park/Playground, Pool, Waterfront Access
Pool	None

### Interior

Interior	1st Floor Lvl/No Steps, Two Eating Areas, Three Living Area, Attic - Access only, Attic - Partially Floored, Attic - Pull Down Stairs, Attic - Storage Only, Atrium, All Bedrooms Upstairs, Cable TV Available, Eat-In Kitchen, High Ceilings, High Speed Internet, Open Floor Plan, Pull Down Storage, Study/Library, Telephone, Utility Room Inside, Walk in Closets, Walk-In Pantry
Appliances	2nd Floor Utility Room, Chandelier, Ceiling Fans, Custom Cabinets, Disposal, Dryer Connection, Dishwasher, Electric Water Heater, Garage Door Opener, Gas Grill, Gas Cooking, Ice Maker Connection, Private Garbage Service, Propane Water Heater, Refrigerator, Self-Cleaning Oven, Water Softener (Leased), Smoke Alarm, Security System (Owned), Stove/Range, 2+ Water Heater Units, Washer Connection
Heating	2 Units, Central
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Family Room, Gas, Glass/Enclosed Screen, One, Stone/Rock/Brick
# of Stories	2
Stories	2

### **Exterior**

Exterior	4 Sides Masonry
Exterior Features	Covered Patio, Double Pane Windows, Gas Grill, Outdoor Kitchen, Sprinkler System, Mature Trees, Wrought Iron Fence
Lot Description	1 - 2 Acres, Level, Mature Trees (ext feat), Partially Wooded, Sloping, Xeriscaped
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

### **School Information**

District	Comal ISD
Elementary	Bill Brown
Middle	Smithson Valley
High	Smithson Valley