

\$1,499,900 - 301 Bentwater Place, Spring Branch

MLS® #2984279

\$1,499,900

4 Bedroom, 6.00 Bathroom, 6,082 sqft

Residential on 1.00 Acres

Mystic Shores, Spring Branch, TX

Spectacular residence situated on a corner lot in Mystic Shores offering amazing views and convenient access to the shores of Canyon Lake. Enjoy endless summer fun poolside in this backyard oasis with an infinity pool & attached spa and nearby pergola with a wood burning fireplace to gather around. As you enter the home you pass an office with built-in bookcases and formal dining room with an adjoining wet bar. The living room features a masonry fireplace, vaulted beamed ceilings and amazing views of Canyon Lake with access to the balcony. The gourmet kitchen is equipped with Thermador built-in appliances as well as a 6 gas burner cook-top with pot filler and ample seating at either the dining area or bar seating. You'll pass the large walk-in pantry as you head to the guest suite, complete with an attached en suite and easy balcony access. Completing the main level is the Owner's Suite which also has a masonry gas fireplace & mantle as well as an attached en suite with dual vanities, walk-in shower and soakers tub. Along with amazing views in the owner's suite you also have private outdoor access to the covered balcony, featuring a built-in grill. Upstairs you'll find the workout room and 360 views from within the tower. The lower level of the home is complete with two additional bedrooms, a movie theatre with a 100" screen & projector with nearby dining space, and a game room featuring a full service bar with seating, antique tin ceiling tiles and poolside access!



Built in 2011

Essential Information

ListingFeed	abor_vow
MLS® #	2984279
List Price	\$1,499,900
Sale Price	\$1,375,000
Sale Date	September 15th, 2023
Bedrooms	4
Bathrooms	6.00
Full Baths	3
Half Baths	3
Square Footage	6,082
Acres	1.00
Year Built	2011
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	301 Bentwater Place
Subdivision	Mystic Shores
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Utilities	Electricity Available, Propane, Phone Available, Water Available
Features	Lake, Playground, Park, Pool, Sport Court(s)
Parking	Attached, Garage, Open, Off Street, Paved, Parking Pad, Garage Faces Side
# of Garages	3
View	Lake, Neighborhood, Water
Waterfront	None
Has Pool	Yes

Interior

Interior	Carpet, Tile, Wood
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Appliances	Built-In Electric Oven, Cooktop, Dishwasher, Gas Cooktop, Disposal, Microwave, Refrigerator, Water Softener Owned, Tankless Water Heater
Heating	Central, Propane, Zoned
Cooling	Central Air, Ceiling Fan(s), Electric, Zoned
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas Log, Gas Starter, Living Room, Masonry, Primary Bedroom
Stories	Three Or More

Exterior

Exterior Features	Balcony, Gas Grill, Outdoor Grill, Rain Gutters, Uncovered Courtyard
Lot Description	Corner Lot, Level, Sprinklers In Ground, Trees Large Size
Windows	Double Pane Windows
Roof	Metal
Construction	Masonry, Stone
Foundation	Slab

School Information

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