

\$1,299,900 - 146 Obscure Way, Spring Branch

MLS® #3642265

\$1,299,900

5 Bedroom, 4.00 Bathroom, 3,458 sqft
Residential on 1.42 Acres

Peninsula Mystic Shores 1, Spring Branch, TX

Stunning lake views from every front facing window, front porch, driveway, etc. Beautiful one-story home, construction began in 2022, finished in Feb 2023, never lived in. Located in a vibrant and active community on the shores of the Guadalupe River and close to Canyon Lake. Located so close to the river and lake, water sports and activities are abundant. A gated community, The Peninsula at Mystic Shores, with its own POA, and Mystic Shores, also with a POA, provide an amazing list of amenities. Residents of The Peninsula pay dues to both POAs. Exterior is stone and stucco with a metal roof. The lot is 1.47 acre, and sod has been placed around the home, while the rest of the lot has been left in its natural state. Interior is luxury wood-look tile throughout, recessed lighting throughout, quartz counters, high ceilings with stained wood beams in the living area, electric and propane systems and appliances, dual a/c, a huge covered patio with stained concrete floors, a floor to ceiling stone fireplace, stone-enclosed outdoor kitchen, shiplap ceiling, and a surround-sound system. The home also features a 3-car garage, circular driveway, 5 bedrooms and 3.5 baths. The open concept floor plan is an entertainer's dream, with the living area flowing into the gourmet kitchen and the dining area. The living area also has a floor to ceiling stone propane fireplace with remote control. 2 bedrooms and the spacious laundry room are on one side of the home, and the other side



features 3 bedrooms and a powder room. 1 bedroom has a shiplap ceiling and would make a great study. There are 3 ensuite baths (one is a Jack and Jill). The easy living and fabulous entertaining features of his home, plus the incredible location and available amenities, make this home an outstanding investment and would make anyone proud to call 146 Obscure Way HOME.

Built in 2022

Essential Information

ListingFeed	abor_vow
MLS® #	3642265
List Price	\$1,299,900
Sale Price	\$1,200,000
Sale Date	June 23rd, 2023
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,458
Acres	1.42
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	146 Obscure Way
Subdivision	Peninsula Mystic Shores 1
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Utilities Electricity Connected, Natural Gas Not Available, Propane, Underground

Utilities, Water Connected

Features Barbecue, Clubhouse, Common Grounds/Area, Conference/Meeting Room, Fitness Center, Gated, Kitchen Facilities, Park, Planned Social Activities, Playground, Pool, See Remarks, Sidewalks, Sport Court(s), Storage Facilities, Tennis Court(s), Trails/Paths

Parking Attached, Circular Driveway, Door-Multi, Driveway, Enclosed, Garage, Garage Faces Side, Inside Entrance, Oversized, Paved, Side By Side

of Garages 3

Garages Garage Door Opener

View Neighborhood

Waterfront None

Interior

Interior See Remarks, Tile

Appliances Built-In Electric Oven, Built-In Oven, Cooktop, Dishwasher, Disposal, Double Oven, Electric Water Heater, ENERGY STAR Qualified Appliances, Free-Standing Refrigerator, Microwave, Plumbed For Ice Maker, Propane Cooktop, Range Hood, Self Cleaning Oven, Stainless Steel Appliance(s), Tankless Water Heater, Vented Exhaust Fan

Heating Central, ENERGY STAR Qualified Equipment, Fireplace(s), Heat Pump

Cooling Ceiling Fan(s), Central Air, Dual, Electric, ENERGY STAR Qualified Equipment

Fireplace Yes

of Fireplaces 2

Fireplaces Living Room, Outside, Propane, Stone

of Stories 1

Stories One

Exterior

Exterior Features Exterior Steps, Gas Grill, Lighting, Outdoor Grill, Rain Gutters

Lot Description Back Yard, Front Yard, Interior Lot, Level, Sprinkler - Rain Sensor, Sprinklers Automatic, Sprinklers In Ground

Windows Double Pane Windows, ENERGY STAR Qualified Windows, Insulated Windows, Low Emissivity Windows

Roof Metal

Construction Masonry, Spray Foam Insulation, Stone, Stucco

Foundation Slab

School Information

District Comal ISD

Elementary

Rebecca Creek

Middle

Mountain Valley Middle

High

Canyon Lake