

# \$1,900,000 - 1162 Hidden Cove, Spring Branch

MLS® #3742753

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**\$1,900,000**

3 Bedroom, 3.00 Bathroom, 2,704 sqft  
Residential on 25.61 Acres

Cross Canyon Ranch A-927 A-92, Spring Branch, TX

Outstanding Hill Country property that impresses you from the moment you drive up the long, winding, paved driveway leading to a unique elevated homesite with astonishing views in every direction! This incredible 25.6 +/- ac property has it all w/mature trees, fenced lower horse pasture/hay meadow, seasonal creek & wildlife exemption! Enjoy the private setting as well as the recreational opportunities including shooting a firearm & hunting. Large metal 3 bay equipment barn w/private back patio as well as additional wooden barn in meadow. Relax on your covered back patio & appreciate the view of the beautiful in-ground Gary pool & spacious outdoor kitchen that makes any gathering memorable. This is an opportunity of a lifetime to own a homestead that is heads above the rest. The well-built, meticulously maintained custom home stands out above them all w/it's excellent exterior appeal & attention to detail inside! The 1890's barn wood from Iowa enhances the rustic charm throughout. Incredible custom, handmade stone wood burning fireplace w/gas starter & logs, a chef's dream island kitchen w/commercial grade Sub Zero refrigerator, Wolf gas range w/griddle, wine fridge & walk in pantry! Luxurious owner's retreat w/outside access, multiple closets, separate shower & Air tub. Beautiful 9-foot Alderwood doors, double insulated Pella windows & exterior doors. Solid 2x6 exterior framing construction w/foam insulation in interior walls. Oversized garage featuring a



man cave tucked away from the rest of the home. Quiet peaceful days that feel far away from the city yet offering an easy commute to Austin, San Antonio & San Marcos & a stone's throw away from Canyon Lake & Blanco.

Built in 2014

### Essential Information

ListingFeed	abor_vow
MLS® #	3742753
List Price	\$1,900,000
Sale Price	\$1,750,000
Sale Date	December 13th, 2023
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,704
Acres	25.61
Year Built	2014
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	1162 Hidden Cove
Subdivision	Cross Canyon Ranch A-927 A-92
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

### Amenities

Utilities	Electricity Connected, Propane, Other, Sewer Connected, Water Connected
Features	Gated, Pool
Parking	Additional Parking, Door-Multi, Driveway, Detached, Garage Faces Front, Garage, Oversized, RV Access/Parking
# of Garages	3

Garages	Garage Door Opener
View	Hills
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Concrete, Laminate
Appliances	Dishwasher, Electric Water Heater, Free-Standing Range, Disposal, Propane Cooktop, Refrigerator, Range Hood, Water Softener Owned, Self Cleaning Oven, Stainless Steel Appliance(s), Wine Refrigerator
Heating	Central, Electric
Cooling	Ceiling Fan(s), Dual, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Gas Log, Gas Starter, Living Room, Wood Burning
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Dog Run, Exterior Steps, Gas Grill, Kennel, Outdoor Grill
Lot Description	Agricultural, Irregular Lot, Native Plants, Rolling Slope, Many Trees
Windows	Double Pane Windows, Plantation Shutters, See Remarks
Roof	Metal
Construction	Stone, Stucco
Foundation	Slab

### **School Information**

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