

\$2,650,000 - 258 Grosbeak Drive, Spring Branch

MLS® #5454790

\$2,650,000

5 Bedroom, 6.00 Bathroom, 6,660 sqft
Residential on 2.66 Acres

Mystic Shores, Spring Branch, TX

New price is below the 2021 appraisal of \$2,715,000! Situated along the Canyon Lake shoreline, with a breathtaking hill country backdrop & 1 lot away from the Mystic Shores park & pool area, this elegant estate exemplifies the luxurious lifestyle found in Mystic Shores. Built by Canavan and Frank Custom Homes, this gated property boasts a grand circular drive & a fountain-equipped island leading up to a porte-cochere entry. Past the elegantly crafted entry doors is a stunning split-level home, featuring wide open interior spaces with dramatic high ceilings, majestic alder floors, abundant windows & plentiful meticulously crafted architectural appointments. An arched doorway from the entry foyer leads directly to the commodious living room, complete with stone accent walls, a fireplace & access to the balcony with panoramic views of the lake. A gourmet kitchen comes equipped with a barrel-vaulted ceiling, granite counters, tile backsplash, under-cabinet lighting, a large island, and a charming breakfast area to enjoy views of the beautiful lake and grazing deer. European-style primary suite with access to the upper balcony with fireplace and tranquil views of Canyon Lake. The custom dual en suite baths with a shower and spacious closet on one side and a soaking tub and larger closet on the adjoining side make this a perfect get away. Primary level also includes a private executive office, large secondary office & guest suite. Located at the entry, the



staircase & elevator can take you down to the lower level, which contains stained concrete floors, another complete kitchen, secondary living room, a dining area overlooking the lake, a game room and three bedrooms. The covered lower patio with a second outdoor fireplace & built-in grill opens to an immense terraced back yard, which leads directly to Canyon Lake. Direct access to the lake. Many items will convey with the property including a Golf cart, 4x8 utility trailer, 2019 Yamaha Jet ski and 3 kayaks!! Ask LA.

Built in 2017

Essential Information

ListingFeed	abor_vow
MLS® #	5454790
List Price	\$2,650,000
Sale Price	\$2,500,000
Sale Date	August 24th, 2022
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	6,660
Acres	2.66
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	258 Grosbeak Drive
Subdivision	Mystic Shores
City	Spring Branch
County	Comal
State	TX
Zip Code	78070-5406

Amenities

Utilities	Electricity Connected, Propane, Phone Available, Water Connected
Features	Barbecue, Clubhouse, Internet Access, Lake, Park, Pool, Sport Court(s), Tennis Court(s)
Parking	Additional Parking, Attached, Circular Driveway, Covered, Driveway, Electric Gate, Garage, Gated, Garage Faces Side
# of Garages	3
Garages	Garage Door Opener
View	Hills, Lake, Panoramic, Water
Is Waterfront	Yes
Waterfront	Lake Front, Lake Privileges, Waterfront

Interior

Interior	Tile, Wood, Concrete, Terrazzo
Appliances	Built-In Electric Oven, Built-In Oven, Built-In Refrigerator, Cooktop, Double Oven, Dryer, Dishwasher, Electric Cooktop, Electric Range, Disposal, Gas Water Heater, Microwave, Plumbed For Ice Maker, Refrigerator, Water Softener Owned, Self Cleaning Oven, Stainless Steel Appliance(s), Water Softener, Tankless Water Heater, Washer
Heating	Central, Electric, Heat Pump, Zoned
Cooling	Central Air, Ceiling Fan(s), Electric, Zoned, Heat Pump
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Gas Log, Gas Starter, Living Room, Wood Burning, Outside
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Lighting, Outdoor Grill, Private Entrance, Rain Gutters, Dog Run, Gas Grill
Lot Description	Back Yard, Front Yard, Landscaped, Moderate Trees, Native Plants, Sprinklers Automatic, Sprinklers In Ground, Views, Close to Clubhouse, Gentle Sloping
Windows	Double Pane Windows
Roof	Concrete, Spanish Tile, Tile
Construction	Masonry, Stone, Stucco
Foundation	Slab

School Information

District	Comal ISD
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Elementary

Rebecca Creek

Middle

Mountain Valley Middle

High

Canyon Lake