

# \$1,224,000 - 1043 Fabled Way, Spring Branch

MLS® #6822243

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**\$1,224,000**

4 Bedroom, 5.00 Bathroom, 4,625 sqft  
Residential on 1.06 Acres

Peninsula At Mystic Shores 4, Spring Branch, TX

Welcome to the Peninsula at Mystic Shores! Nestled within a gated community and surrounded by the natural beauty of Texas Hill Country, this stunning new construction home offers all the bells and whistles you could ever need. Enjoy 1.06 acres of level land that's perfect for entertaining or simply enjoying your own private oasis. Inside, you'll find 4 spacious bedrooms -- each with their own en-suite full bathroom featuring rain head showers with jetted system in primary bath -- as well as a dedicated office equipped with custom built bookcases & desks, large family room boasting stone fireplace & custom built bookcases, leathered granite countertops throughout kitchen and bathrooms, large game room complete with stone fireplace, wet bar and beverage refrigerator, oversized covered patio with fireplace & artisan grill for outdoor entertainment & dining pleasure. Plus 14+ Seer AC units on zone system; 250 gallon propane tank; split tankless water system; oversized 3 car garage w/ epoxy flooring...the list goes on! Simply put: This is an opportunity you won't want to miss out on! Located just walking distance from Guadalupe River activities such as fishing and kayaking--you get the best of both worlds when it comes to city living meets country life. So make sure to come take a look at this one-of-a kind home before it's too late!



Built in 2022

## Essential Information

ListingFeed	abor_vow
MLS® #	6822243
List Price	\$1,224,000
Sale Price	\$1,195,000
Sale Date	July 26th, 2023
Bedrooms	4
Bathrooms	5.00
Full Baths	5
Square Footage	4,625
Acres	1.06
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

## Community Information

Address	1043 Fabled Way
Subdivision	Peninsula At Mystic Shores 4
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

## Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Propane, Phone Available, Water Connected
Features	Fishing, Gated, Lake, Park
Parking	Attached, Garage
# of Garages	3
Garages	Garage Door Opener
View	Hills, Lake, Neighborhood
Waterfront	None

## Interior

Interior	Tile
Appliances	Built-In Oven, Dishwasher, Electric Water Heater, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Stainless Steel Appliance(s), Tankless Water Heater, Indoor Grill

Heating	Central, Electric, Fireplace(s), Zoned
Cooling	Central Air, Ceiling Fan(s), Electric, Zoned
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Living Room, Gas Starter, Recreation Room
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	No Exterior Steps, Outdoor Grill, Private Yard
Lot Description	Back Yard, Front Yard, Trees Medium Size
Windows	Blinds
Roof	Metal
Construction	Stone
Foundation	Slab

### **School Information**

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