

# \$1,350,000 - 145 Enigma Avenue, Spring Branch

MLS® #8219535

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## \$1,350,000

3 Bedroom, 4.00 Bathroom, 4,682 sqft  
Residential on 2.29 Acres

Mystic Shores, Spring Branch, TX

This majestic property sits on over 2 acres with unobstructed panoramic views of north Canyon Lake. Exquisitely built with integrity and style, this home features impressive details throughout and includes a gracious entry, two versatile living areas, multiple gas fireplaces, exceptional kitchen with convenient center island, formal and casual dining areas, media room, wine room, and privately situated master suite with outside accesses. Gated community and designed for outdoor entertainment this home is complete with an in-ground pool, and outside cooking area. Allows access to the neighborhood park on the lake, which includes: Basketball courts, Tennis courts, Pickle-ball courts, picnic areas, Pavillion, and endless walking trails.



Built in 2003

## Essential Information

ListingFeed	abor_vow
MLS® #	8219535
List Price	\$1,350,000
Sale Price	\$1,100,000
Sale Date	August 23rd, 2022
Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	4,682
Acres	2.29

Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	145 Enigma Avenue
Subdivision	Mystic Shores
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

### **Amenities**

Utilities	Cable Available, Electricity Available, Propane
Features	Barbecue, Common Grounds/Area, Dog Park, Fishing, Gated, Lake, Playground, Park, Pool, Tennis Court(s)
Parking	Attached, Door-Multi, Garage, Garage Faces Side
# of Garages	3
View	Lake, River
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Convection Oven, Double Oven, Dishwasher, Electric Water Heater, Gas Cooktop, Disposal, Water Purifier Owned, Water Softener Owned, Trash Compactor, Wine Refrigerator
Heating	Central, Propane
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Glass Doors, Gas Log, Living Room, Primary Bedroom
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Covered Courtyard, Exterior Steps, Garden, Gas Grill, Misting System, Outdoor Grill, Rain Gutters, See Remarks
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Lot Description	Sloped Down, Moderate Trees, Sprinklers Automatic
Windows	Window Treatments
Roof	Spanish Tile
Construction	Stucco
Foundation	Slab

### **School Information**

District	Comal ISD
Elementary	Rebecca Creek
Middle	Other
High	Canyon Lake