

\$1,199,000 - 1264 Canyon Curve, Spring Branch

MLS® #8283104

\$1,199,000

3 Bedroom, 3.00 Bathroom, 3,013 sqft
Residential on 12.89 Acres

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

This pristine home resides in the gated community of Cross Canyon Ranch and is perfectly situated on 12.888-acres to captivate the breathtaking hill country views. You'll be greeted by a meticulously maintained interior that exudes sophistication and comfort. Tall windows strategically placed throughout the home allow for an uninterrupted connection with the outdoors. High-end upgrades and finishes showcase the quality craftsmanship. The heart of this remarkable home features a gourmet kitchen equipped with Bertazzoni appliances, custom cabinetry, and ample counter space. Indulge in the ultimate outdoor living experience on the screened-in porch designed for comfort, relaxation, and entertaining. This property also features a spacious horse barn, which is equipped with water, electricity, and ample covered area for grooming. Enjoy the amenities the subdivision offers with a pool and covered seating area. Come make this your own private sanctuary.



Built in 2021

Essential Information

ListingFeed	abor_vow
MLS® #	8283104
List Price	\$1,199,000
Sale Price	\$1,130,000
Sale Date	September 29th, 2023
Bedrooms	3

Bathrooms	3.00
Full Baths	3
Square Footage	3,013
Acres	12.89
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1264 Canyon Curve
Subdivision	Cross Canyon Ranch A-927 A-92
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Utilities	Electricity Connected, Propane, Underground Utilities, Water Connected
Features	Common Grounds/Area, Equestrian Community, Pool
Parking	Attached, Concrete, Garage, Off Street, Garage Faces Side
# of Garages	3
Garages	Garage Door Opener
View	Hills, Panoramic
Waterfront	None

Interior

Interior	Tile
Appliances	Double Oven, Dishwasher, Electric Water Heater, Disposal, Gas Range, Microwave, Range Hood, Water Softener Owned, Self Cleaning Oven
Heating	Central, Electric, Fireplace(s), Wood
Cooling	Central Air, Ceiling Fan(s), Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	1
Stories	One

Exterior

Exterior Features	Exterior Steps, Gas Grill, Outdoor Grill, Rain Gutters
Lot Description	Back Yard, Sloped Down, Gentle Sloping, Moderate Trees, Trees Medium Size, Views, Xeriscape
Windows	Bay Window(s), Window Treatments
Roof	Metal
Construction	Blown-In Insulation, Cement Siding, Masonry
Foundation	Slab

School Information

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