

# \$485,000 - 346 Arthur Court, Spring Branch

MLS® #443647

## \$485,000

0 Bedroom, 0.00 Bathroom,  
Land on 2.20 Acres

Peninsula At Mystic Shores 3, Spring Branch, Texas

Picturesque 2.2 acres of WATERFRONT property located in the gated community of The Peninsula inside Mystic Shores Subdivision. Property is a must see! Lot is situated in a cul du sac on the north side of Guadeloupe River with direct river access and Canyon Lake viewâ€”gorgeous panoramic views of the Texas Hill Country. Fairly level building site already partially cleared with huge cluster of oak trees in the front of the property. Property also features an all-natural huge wet weather waterfall in the rear of property that feeds into the river. Come build your dream home on this river front lot and enjoy gorgeous sunsets!

The exclusive section of the subdivision includes gated entry, private roads, underground utilities and central water.



## Essential Information

MLS® #	443647
Price	\$485,000
Bathrooms	0.00
Acres	2.20
Type	Land
Sub-Type	Residential
Status	Active

## Community Information

Address	346 Arthur Court
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Subdivision	Peninsula At Mystic Shores 3
City	Spring Branch
County	Comal
State	Texas
Zip Code	78070

### **Amenities**

Utilities	Electricity Available, Phone Available
Features	Barbecue, Clubhouse, Sport Court(s), Trails/Paths, Community Pool, Basketball Court, Boat Facilities, Fishing, Gated, Park, Pier
View	River, Waterfront, Water Access
Is Waterfront	Yes
Waterfront	Other, See Remarks, Water Access

### **School Information**

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

### **Additional Information**

Date Listed	July 12th, 2021
Days on Market	8
HOA Fees	1037.00
HOA Fees Freq.	Annually

### **Listing Details**

Listing Office	Southern Capital Realty
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