

# \$549,000 - 1122 Mystic Breeze, Spring Branch

MLS® #448305

## \$549,000

3 Bedroom, 3.00 Bathroom, 2,661 sqft  
Residential on 3.00 Acres

Mystic Shores 14, Spring Branch, Texas

Come see this one-of-a-kind custom home in the lakeside community of Mystic Shores! Nice and level lot w/ mature oaks everywhere on 3 acres. This home backs up to a ranch allowing more privacy. This home is 3 bedrooms 2.5 bath, the actual sq ft is 2731, property is all fenced-in w/ gate, master has it's own private deck off the back, gorgeous high ceilings in the living area w/ so much natural light, wood burning fireplace, screened in gazebo porch upstairs, and so much more. Don't miss this one!!

Built in 2007

## Essential Information

MLS® #	448305
Price	\$549,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,661
Acres	3.00
Year Built	2007
Type	Residential
Sub-Type	Single Family
Style	Contemporary/Modern
Status	Active

## Community Information



Address	1122 Mystic Breeze
Subdivision	Mystic Shores 14
City	Spring Branch
County	Comal
State	Texas
Zip Code	78070

### **Amenities**

Utilities	Cable Available, Electricity Available, High Speed Internet Available, Phone Available
Features	Basketball Court, Playground, Park, Tennis Courts, Community Pool, Clubhouse
Parking	Attached, Garage
# of Garages	2
View	Hills

### **Interior**

Interior	Carpet, Wood, Ceramic Tile, Laminate
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Double Vanity, Home Office, Open Floorplan, Separate Shower, Breakfast Area, Eat-in Kitchen, Jetted Tub, Tub Shower, Window Treatments
Appliances	Dishwasher, Electric Water Heater, Microwave, Some Electric Appliances, Electric Range, Icemaker, Range
Heating	Central, Multiple Heating Units
Cooling	Central Air, 2 Units, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Fire Pit, Living Room, Wood Burning
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Covered Patio, Porch, Private Yard, Balcony, Enclosed Porch, Fire Pit, Patio
Lot Description	190X540
Windows	Double Pane Windows, Window Treatments
Roof	Composition, Shingle
Construction	Stone Veneer, Wood Siding
Foundation	Slab

## School Information

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

## Additional Information

Date Listed	August 10th, 2021
Days on Market	23
HOA Fees	377.00
HOA Fees Freq.	Annually

## Listing Details

Listing Office	Canyon Land Company
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