

# \$850,000 - 1012 Sunrise Place, Spring Branch

MLS® #451162

## \$850,000

3 Bedroom, 4.00 Bathroom, 3,021 sqft  
Residential on 3.09 Acres

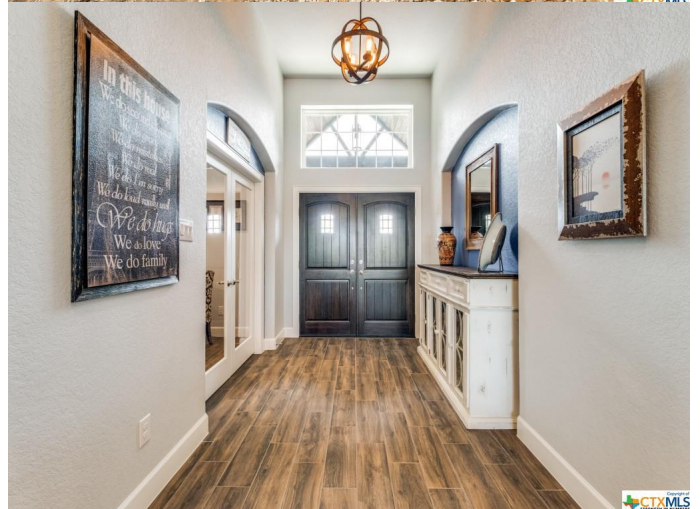
Mystic Shores 20, Spring Branch, Texas

Spectacular Hill Country Oasis on a secluded 3.09 acre corner lot surrounded by oak & cedar trees with a fully fenced backyard. This beautiful almost new, 3/3.5, 3021 sf home in Mystic Shores, has all the amenities including beautiful open floor plan, high ceilings, separate office, large master bedroom & bath and each guest bedroom has its own bathroom. The kitchen has a beautiful large island, custom cabinets, kitchen aid appliances. The large sliding glass doors that open to the beautiful outdoor patio and fireplace with a lovely hill country view to the side. Don't forget the oversized immaculate 3 car garage and additional storage shed in the back yard. Located on the north side of 306 in the highly desired neighborhood of Mystic Shores with amenities including two community pools, lakeside park, sports courts (basketball, volleyball and pickle ball), community boat ramp, community boat and RV storage, beautiful nature preserve with walking trails. This home is a must see!

Built in 2020

## Essential Information

MLS® #	451162
Price	\$850,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3



Half Baths	1
Square Footage	3,021
Acres	3.09
Year Built	2020
Type	Residential
Sub-Type	Single Family
Style	Hill Country
Status	Active

### **Community Information**

Address	1012 Sunrise Place
Subdivision	Mystic Shores 20
City	Spring Branch
County	Comal
State	Texas
Zip Code	78070

### **Amenities**

Utilities	Electricity Available, High Speed Internet Available, Natural Gas Connected, Phone Available, Propane
Features	Clubhouse, Playground, Sport Court(s), Community Pool, Barbecue, Basketball Court, Boat Facilities, Park, Tennis Courts, Trails/Paths
Parking	Attached, Garage, Oversized, Garage Faces Side
# of Garages	3
Garages	Garage Door Opener
View	None

### **Interior**

Interior	Carpet, Ceramic Tile
Interior Features	Attic, Ceiling Fan(s), Double Vanity, Entrance Foyer, Eat-in Kitchen, Garden Tub/Roman Tub, Home Office, Living/Dining Room, Open Floorplan, Pantry, Separate Shower
Appliances	Dishwasher, Disposal, Refrigerator, Built-In Oven, Cooktop, Microwave, Dryer, Gas Cooktop, Gas Range, Multiple Water Heaters, Oven, Plumbed For Ice Maker, Some Gas Appliances, Tankless Water Heater
Heating	Central, Multiple Heating Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Gas Starter, Outside

# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Covered Patio, Porch, Propane Tank - Owned, Rain Gutters
Roof	Composition, Shingle
Construction	Masonry, Stone Veneer, Stucco
Foundation	Slab

### **School Information**

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

### **Additional Information**

Date Listed	September 9th, 2021
HOA Fees	377.00
HOA Fees Freq.	Annually

### **Listing Details**

Listing Office	Keller Williams Heritage
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