

# \$329,000 - 866 Live Oak Dr, Spring Branch

MLS® #557951

## \$329,000

3 Bedroom, 2.00 Bathroom, 1,467 sqft  
Residential on 0.18 Acres

Cypress cove Comal, Spring Branch, Texas

Welcome to this stunning 3-bedroom, 2-bath home near Canyon Lake, ready for you to make it your own. This residence features an open-concept living area that flows seamlessly into the kitchen, perfect for entertaining. With soaring 10-foot ceilings throughout and large windows that flood the space with natural light, this home is a must-see. The kitchen shines with quartzite countertops and backsplash, a waterfall island, ample cabinet space, stainless steel appliances, and modern LED lighting. Both bathrooms offer double vanities and striking tilework that extends to the ceiling. Step outside to a covered back patio and take in breathtaking hill country views. The neighborhood provides access to boat ramp 11, a community pool, center, shaded park, and pickleball courts. Conveniently located near Canyon Lake, San Antonio, Boerne, Gruene, and New Braunfels. Don't miss out-schedule your tour today!

Built in 2024

## Essential Information

MLS® #	557951
Price	\$329,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,467
Acres	0.18



Year Built	2024
Type	Residential
Sub-Type	Single Family
Style	Contemporary/Modern
Status	Active

### **Community Information**

Address	866 Live Oak Dr
Subdivision	Cypress cove Comal
City	Spring Branch
County	Comal
State	Texas
Zip Code	78070

### **Amenities**

Utilities	Electricity Available, Trash Collection Private
Features	Playground, Community Pool, Boat Facilities, Clubhouse, Sport Court(s), Tennis Court(s)
# of Garages	2
View	River, Water Access
Waterfront	Boat Ramp/Lift Access, Water Access

### **Interior**

Interior	Ceramic Tile, Laminate
Appliances	Dishwasher, Electric Range, Electric Water Heater, Water Heater, Built-In Oven, Microwave
Heating	Central, Electric
Cooling	Central Air, Electric, OneUnit
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Covered Patio
Lot Description	62X122
Roof	Composition, Shingle
Construction	Stucco, Shingle Siding

Foundation Concrete Perimeter

### **School Information**

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

### **Additional Information**

Date Listed September 26th, 2024  
Days on Market 70  
HOA Fees 24  
HOA Fees Freq. Annually

### **Listing Details**

Listing Office eXp Realty LLC

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