

\$1,019,000 - 27127 Fm 306, Spring Branch

MLS® #1477721

\$1,019,000

4 Bedroom, 3.00 Bathroom, 4,127 sqft
Residential on 5.00 Acres

CASCADA AT CANYON LAKE, Spring Branch, TX

Step into this stunning 4 Bed / 3 Bath Two-Story residence/commercial space on a 5 acre lot located just outside the highly desirable Cascada at Canyon Lake subdivision off of FM 306. This home welcomes you in with high ceilings, separate dining room, two eating areas, Game room and Media room. The spacious Eat-In Island Kitchen features a breakfast bar, walk-in pantry and plenty of cabinet space and large windows that provide abundant natural light throughout. Warm Master Suite with walk-in closet and a lavish master bath with double vanity, garden tub and separate shower. The Garage is converted into an office space and can be converted back. Vast backyard is complete with a covered patio. There's plenty of potential for the savvy investor or an appealing family ranchette.

Built in 2020

Essential Information

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|----------------|-------------|
| MLS® # | 1477721 |
| Price | \$1,019,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 4,127 |
| Acres | 5.00 |
| Year Built | 2020 |



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|----------|--|
| Type | Residential |
| Sub-Type | Single Family Detached |
| Style | Two Story, Texas Hill Country, Traditional |
| Status | Active |

Community Information

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|-------------|------------------------|
| Address | 27127 Fm 306 |
| Subdivision | CASCADA AT CANYON LAKE |
| City | Spring Branch |
| County | Comal |
| State | TX |
| Zip Code | 78070 |

Amenities

| | |
|-----------|---|
| Amenities | None |
| Parking | Two Car Garage, Converted Garage, Oversized, Side Entry |
| Pool | None |

Interior

| | |
|-----------------|---|
| Interior | 1st Floor Lvl/No Steps, One Living Area, Two Eating Areas, All Bedrooms Downstairs, Breakfast Bar, Converted Garage, Eat-In Kitchen, Game Room, High Ceilings, Island Kitchen, Liv/Din Combo, Laundry Main Level, Laundry Room, Media Room, Separate Dining Room, Study/Library, Utility Room Inside, Walk in Closets, Walk-In Pantry |
| Appliances | Built-In Oven, Cook Top, Ceiling Fans, Custom Cabinets, Double Ovens, Dryer Connection, Dishwasher, Electric Water Heater, Garage Door Opener, Gas Cooking, Ice Maker Connection, Microwave Oven, Plumb for Water Softener, Private Garbage Service, Pre-Wired for Security, Self-Cleaning Oven, Solid Counter Tops, Smoke Alarm, Washer Connection |
| Heating | Central |
| Cooling | Two Central |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Gas Logs Included, Living Room |
| # of Stories | 2 |
| Stories | 2 |

Exterior

| | |
|-------------------|---|
| Exterior | 4 Sides Masonry, Brick, Stucco, Stone/Rock |
| Exterior Features | Covered Patio, Double Pane Windows, Patio Slab, Mature Trees |
| Lot Description | 5 - 14 Acres, Bluff View, Borders State Park / Game Ranch, County View, On Greenbelt, Horses Allowed, Level |
| Roof | Metal |
| Construction | New |
| Foundation | Slab |

School Information

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

Listing Details

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|----------------|---------------------------|
| Listing Office | Keller Williams City-View |
|----------------|---------------------------|

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