

\$503,848 - 239 Sabella, Spring Branch

MLS® #1501159

\$503,848

3 Bedroom, 3.00 Bathroom, 2,300 sqft
Residential on 1.23 Acres

CASCADA AT CANYON LAKE, Spring Branch, TX

HOME IS TO BE STARTED SUMMER 2021
COMPLETION AROUND END OF YEAR -
LUXURY LIVING AT ITS BEST. HOME IS ON
1.3 ACRE LOT WITH GORGEOUS HILL
COUNTRY VIEWS - GOURMET KITCHEN,
STAINLESS STEEL APPL'S, SOLID WOOD
CAB'S W/SOFTCLOSE HDWRE AND
DRAWERS. NICE WALK IN PANTRY,
GRANITE THROUGHOUT. OPEN FLOOR
PLAN, OVERSIZED BACK PATIO WITH
FIREPLACE, T&G CEILINGS, ARCHES,
BUTT GLASS WINDOWS, HUGE 19 X 23 LIV
ROOM, RECESSED LIGHTS. HIGH
COFFURED CEILINGS WITH CROWN
MOLDING DETAILS IN MASTER AND
FAMILY ROOM. LUXURY MASTER SUITE
WITH HUGE WALK IN CLOSET. MASTER
BATH HAS HIS/HER VANITIES AND AN
OVERSIZED WALK IN SHOWER. ENERGY
EFFICIENT - 100% MASONRY (STONE AND
STUCCO), RADIANT BARRIER DECKING IN
ATTIC, DOUBLE PANE LOW E WINDOWS,
30 YEAR DIMENSIONAL SHINGLES, PRE
WIRED FOR ALARM, PRE-PLUMBED FOR
WATER SOFTNER, DEDICATED PLUG IN
GARAGE FOR FREEZER, GARAGE IS
OVERSIZED WITH EXTRA STORAGE AREA.
LARGE FRONT PORCH. SECONDARY
BEDROOMS ARE NICE SIZED AND BOTH
HAVE WALK IN CLOSETS, WINDOW SEATS
AND A JACK AND JILL BATH. SPACIOUS
LAUNDRY ROOM, MUD ROOM WITH
BENCH AND CLOSET AND A HALF BATH
FOR GUESTS. IF YOU ARE LOOKING FOR



A MODERN UPSCALE HILL COUNTRY HOME, THEN COME SEE US, YOU WON'T BE DISAPPOINTED. BUILDER HAS A MODEL HOME IN THE AREA. PICTURES ARE OF THE SAME PLAN. CASCADA IS A BEAUTIFUL HILL COUNTRY COMMUNITY WITH A WATERFRONT OWNERS PARK, ON THE REBECCA CREEK RIVER AND MORE.

Built in 2021

Essential Information

MLS® #	1501159
Price	\$503,848
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,300
Acres	1.23
Year Built	2021
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Contemporary, Texas Hill Country
Status	Pending

Community Information

Address	239 Sabella
Subdivision	CASCADA AT CANYON LAKE
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Amenities	BBQ/Grill, Controlled Access, Lake/River Park, Park/Playground, Jogging Trails
Parking	Two Car Garage, Attached, Oversized, Side Entry
Pool	None

Interior

Interior	1st Floor Lvl/No Steps, One Living Area, Two Eating Areas, All Bedrooms Downstairs, Breakfast Bar, Cable TV Available, Eat-In Kitchen, High Ceilings, High Speed Internet, Island Kitchen, Liv/Din Combo, Laundry Main Level, Laundry Room, Open Floor Plan, Secondary Bedroom Down, Utility Room Inside, Walk in Closets, Walk-In Pantry
Appliances	Built-In Oven, Chandelier, Cook Top, Ceiling Fans, Custom Cabinets, Disposal, Dryer Connection, Dishwasher, Electric Water Heater, Ice Maker Connection, Microwave Oven, Plumb for Water Softener, Pre-Wired for Security, In Wall Pest Control, Self-Cleaning Oven, Solid Counter Tops, Smooth Cooktop, Smoke Alarm, Vent Fan, Washer Connection
Heating	1 Unit, Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	1
Stories	1

Exterior

Exterior	4 Sides Masonry, Stucco, Stone/Rock
Exterior Features	Covered Patio, Double Pane Windows, Partial Sprinkler System, Patio Slab, Mature Trees
Lot Description	1 - 2 Acres, Cul-de-Sac/Dead End, County Vlew, Gently Rolling, Mature Trees (ext feat), Partially Wooded, Secluded
Roof	Heavy Composition
Construction	New
Foundation	Slab

School Information

District	Comal ISD
Elementary	Rebecca Creek
Middle	Smithson Valley
High	Canyon Lake

Listing Details

Listing Office	Century 21 Smith & Associates
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