

\$950,000 - 418 Arthur Ct, Spring Branch

MLS® #1546162

\$950,000

4 Bedroom, 5.00 Bathroom, 3,360 sqft
Residential on 1.06 Acres

MYSTIC SHORES, Spring Branch, TX

Spectacular Sunsets are available in this magnificent custom home located in the exclusively desired "Peninsula at Mystic Shores"! This meticulously built home rests on an acre of beautiful Hill Country property with majestic oaks towering above. Enter through the gorgeous double doors into the sprawling family room - high ceilings and open floor plan. This kitchen boasts Stainless steel appliances, gas cooking, and a huge island for prep space, storage and breakfast bar. Just off the kitchen is a 10x8 walk in pantry and the other side offers a wine/bar room with wine cooler. The family room has a large gas fireplace and overlooks the beautiful back yard - with double sliding doors. The home has 4 full bedrooms with on-suite full baths for each one. The master retreat offers a relaxing atmosphere and outside access. The beautiful master bath features a soaking tub, double shower and a 18x9 walk through closet with built in cabinetry. The large utility room offers plenty of space and provides an awesome "dog shower" area! Relax in front of the fireplace on the 43' covered patio or grill the special steak on the built in gas grill. The builder has provided a great cleared area off the back patio between the oaks, for you to build your perfect pool! The Peninsula is an exclusive gated section of Mystic Shores, surrounded by the Guadalupe River. The subdivision offers a pool, tennis courts, basketball courts, playground and boat ramp.



Built in 2021

Essential Information

MLS® #	1546162
Price	\$950,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,360
Acres	1.06
Year Built	2021
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Ranch, Traditional
Status	Pending SB

Community Information

Address	418 Arthur Ct
Subdivision	MYSTIC SHORES
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Amenities	Controlled Access, Park/Playground, Jogging Trails, Basketball Court, BBQ/Grill, Boat Ramp, Sports Court, Lake/River Park, Pool, Tennis, Waterfront Access
Pool	None

Interior

Interior	One Living Area, Eat-In Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Walk in Closets
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Stove/Range, Gas Cooking, Refrigerator, Disposal, Dishwasher, Wet Bar, Vent Fan, Smoke Alarm, Pre-Wired for Security, Electric Water Heater, Garage Door

Opener, Plumb for Water Softener, Solid Counter Tops, Custom Cabinets, Central Distribution Plumbing System, Carbon Monoxide Detector, 2+ Water Heater Units, Private Garbage Service, Gas Grill, Ice Maker Connection

Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Gas, Gas Starter
# of Stories	1
Stories	1

Exterior

Exterior	4 Sides Masonry, Stone/Rock
Lot Description	1 - 2 Acres, County Vlew
Roof	Metal
Construction	New
Foundation	Slab

School Information

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

Listing Details

Listing Office	Premier Hill Country Prop.
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