

# **\$624,999 - 2625 River Way, Spring Branch**

MLS® #1556465

## **\$624,999**

3 Bedroom, 3.00 Bathroom, 2,507 sqft  
Residential on 1.34 Acres

River Crossing, Spring Branch, TX

Multiple offers received! Seller will honor all scheduled showings. Offer deadline: Thursday, 9/2/21 at 3pm. Welcome to 2625 River Way! This stunning home, in the much sought after River Crossing Spring Branch community, is practically perfect in every way! Exterior highlights include: 1.34 acres of spectacular views, mature trees, stucco exterior, custom built in-ground swimming pool, spa & outdoor patio overlooking the hill country (2017), 2-car garage with extended driveway! Interior highlights include 3 bedrooms, 2.5 bathrooms, 2 living areas, 2 dining areas, island kitchen, granite countertops, stainless steel appliances (2016), desk nook at kitchen, walk-in pantry, fireplace, built-in shelves, a true owner's retreat complete with a sitting area & sliding glass door to pool & patio, completely renovated & beautifully designed master bathroom (2020), half-bath renovated 2020, loft/game room/media room upstairs, secondary bedrooms upstairs, exquisite decorator touches throughout every room to include designer wallpaper, lighting fixtures, upgraded tile in bathrooms (master & half-bath), & paint colors! HVAC units replaced 2018, water heater replaced 2018, garage door replaced 2015, pool heater replaced 2021, pool pump replaced 2021. Excellent opportunity to own one of Spring Branch finest homes! Currently used as a short-term vacation rental through Airbnb through 10/10/21. All furniture & decor negotiable. Call Agent for additional info!



Built in 2002

## Essential Information

MLS® #	1556465
Price	\$624,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,507
Acres	1.34
Year Built	2002
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Active Option

## Community Information

Address	2625 River Way
Subdivision	River Crossing
City	Spring Branch
County	Comal
State	TX
Zip Code	78070-5990

## Amenities

Amenities	Pool, Park/Playground, Jogging Trails, Sports Court, Basketball Court, BBQ/Grill, Clubhouse, Golf Course, Lake/River Park, Tennis, Waterfront Access
Parking	Two Car Garage, Attached
Has Pool	Yes
Pool	Enclosed Pool, Hot Tub, In Ground Pool, Pool is Heated

## Interior

Interior	Two Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Utility Area in Garage, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Room, Telephone, Walk in Closets, Attic - Floored, Attic - Pull Down Stairs, Laundry Lower Level, Loft, Media Room
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Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Self-Cleaning Oven, Microwave Oven, Stove/Range, Disposal, Dishwasher, Ice Maker Connection, Vent Fan, Smoke Alarm, Security System (Owned), Electric Water Heater, Garage Door Opener, Plumb for Water Softener, Solid Counter Tops, Carbon Monoxide Detector, Private Garbage Service, Refrigerator, Satellite Dish (owned), Water Softener (owned), Washer
Heating	Central
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room, Wood Burning
# of Stories	2
Stories	2

## Exterior

Exterior	Stucco
Exterior Features	Patio Slab, Covered Patio, Sprinkler System, Mature Trees, Deck/Balcony
Lot Description	1 - 2 Acres
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

## School Information

District	Comal ISD
Elementary	Bill Brown
Middle	Smithson Valley
High	Smithson Valley

## Listing Details

Listing Office	Trinidad Realty Partners, Inc
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