

# \$850,000 - 1012 Sunrise Pl, Spring Branch

MLS® #1558609

## \$850,000

3 Bedroom, 4.00 Bathroom, 3,021 sqft  
Residential on 3.09 Acres

MYSTIC SHORES, Spring Branch, TX

Spectacular Hill Country Oasis on a secluded 3.09 acre corner lot surrounded by oak & cedar trees with a fully fenced backyard. This beautiful almost new, 3/3.5, 3021 sf home in Mystic Shores, has all the amenities including beautiful open floor plan, high ceilings, separate office, large master bedroom & bath and each guest bedroom has its own bathroom. The kitchen has a beautiful large island, custom cabinets, kitchen aid appliances. The large sliding glass doors that open to the beautiful outdoor patio and fireplace with a lovely hill country view to the side. Don't forget the oversized immaculate 3 car garage and additional storage shed in the back yard. Located on the north side of 306 in the highly desired neighborhood of Mystic Shores with amenities including two community pools, lakeside park, sports courts (basketball, volleyball and pickle ball), community boat ramp, community boat and RV storage, beautiful nature preserve with walking trails. This home is a must see!

Built in 2020

## Essential Information

MLS® #	1558609
Price	\$850,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3



Half Baths	1
Square Footage	3,021
Acres	3.09
Year Built	2020
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Texas Hill Country
Status	New

### Community Information

Address	1012 Sunrise Pl
Subdivision	MYSTIC SHORES
City	Spring Branch
County	Comal
State	TX
Zip Code	78070-5186

### Amenities

Amenities	Pool, Clubhouse, Park/Playground, Jogging Trails, Sports Court, Bike Trails, BBQ/Grill, Basketball Court, Boat Ramp, Lake/River Park, Tennis, Volleyball Court
Parking	Attached, Side Entry, Oversized
Pool	None

### Interior

Interior	One Living Area, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Utility Room Inside, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Walk in Closets, Attic - Radiant Barrier Decking, Attic - Partially Finished
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Smoke Alarm, Garage Door Opener, Solid Counter Tops, 2+ Water Heater Units, Private Garbage Service, Custom Cabinets, Dryer, Propane Water Heater, Refrigerator, Washer
Heating	Central, 2 Units
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Wood Burning, Stone/Rock/Brick

# of Stories	1
Stories	1

## Exterior

Exterior	4 Sides Masonry, Stone/Rock, Stucco
Exterior Features	Covered Patio, Wrought Iron Fence, Double Pane Windows, Storage Building/Shed, Has Gutters, Mature Trees, Partial Sprinkler System
Lot Description	County Vlew, 2 - 5 Acres, Partially Wooded, Mature Trees (ext feat), Secluded, Sloping, Level, Corner
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

## School Information

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

## Listing Details

Listing Office	Keller Williams Hill Country
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