

# \$142,900 - 164 Gladiola St, Spring Branch

MLS® #1558741

**\$142,900**

Bedroom, Bathroom,  
Lots and Acreage on 3.01 Acres

MYSTIC SHORES, Spring Branch, TX

Ready to build your dream home in the highly desirable Mystic Shores? Come see this beautiful 3+ acre parcel located towards the back of a tranquil culdesac. Lot is partially cleared in the middle where owner was planning to build their home. Lot is level in most areas + has beautiful mature oaks & cedar trees. Water already on site! Neighborhood has lake front amenities - including a park with pool, basketball, tennis courts, a play ground, pavilion and much more for you to enjoy a peaceful lifestyle close to Canyon Lake! Building requirements include, but not limited to, 2000 square feet (minimum) home & 50% masonry. Barns, horses and guest home are allowed. No mobile, no mfg homes & no barndominiums allowed. If exploring on your own: Lot is near the back of culdesac, to the right of the existing house. Owner has placed orange flags as a courtesy to show the approximate location (please refer to survey for exact property lines). There's a picnic table under one of the gorgeous oak trees towards the middle of the property! Easy to find. Come take a look and see for yourself that the possibilities for this lot are endless!



## Essential Information

MLS® #	1558741
Price	\$142,900
Acres	3.01

Type	Lots and Acreage
Sub-Type	Residential Lot and Acreage
Status	New

### **Community Information**

Address	164 Gladiola St
Subdivision	MYSTIC SHORES
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

### **Amenities**

Amenities	Basketball Court, Clubhouse, Jogging Trails, Lake, Lake/River Park, Neighborhood Pool, Playground/Park, Pool, Tennis Courts, Volleyball Court
Utilities	Water System, Electric
Has Pool	Yes

### **Exterior**

Lot Description	Wooded, Improved, Partial Cleared
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### **School Information**

District	Comal ISD
Elementary	Call District
Middle	Call District
High	Call District

### **Additional Information**

Zoning	RESIDENTIAL
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### **Listing Details**

Listing Office	Texas Premier Realty
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