

# **\$869,900 - 320 Warbler Drive, Spring Branch**

MLS® #8591171

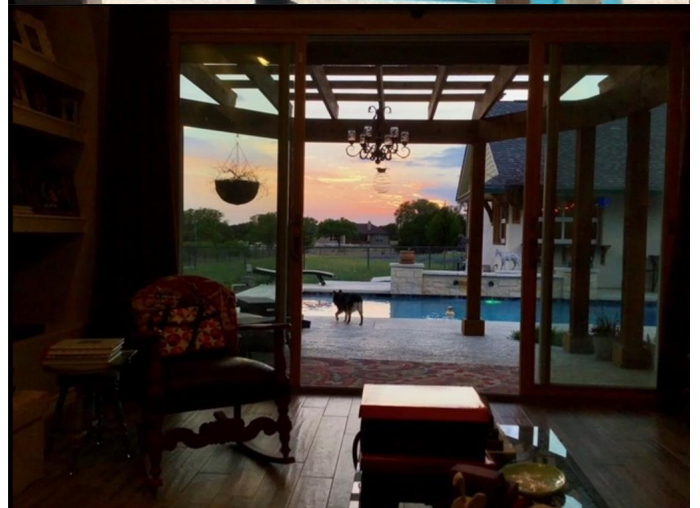
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## **\$869,900**

3 Bedroom, 4.00 Bathroom, 2,611 sqft  
Residential on 1.01 Acres

Mystic Shores 10, Spring Branch, TX

This is it! This is like having your own resort while living in a resort with amenities galore!! This home sits right near a wildlife preserve that is gated and only accessible to owners with their security cards. This is PRIVATE waterfront for fishing, boating, camping & is stunningly beautiful! It's like having your own private ranch. There are tennis courts, a pool for owners, a clubhouse and outdoor covered venue overlooking Canyon Lake for private parties/events.. This home has a gorgeous pool that is PRIVATE with a full separate kitchen/ bar overlooking the pool perfect for that cool, "man-cave" scenario.. There is a workshop, workout room, addl storage for boats, watercraft, toys etc.. LOTS of PAVED driveway and just a private resort feel as you can look on to your OVER AN ACRE land where there are turkeys, deer and wildlife running free.. This will NOT LAST bc it's approx 20 mins to SAN ANTONIO, 45 mins to FREDERICKSBURG, approx 45 min to New Braunfels, approx 30 mins to San Marcos but all of these drives are they the most beautiful hill country imaginable.. This home has a separate office & large master down..



Built in 2005

## **Essential Information**

MLS® #	8591171
Price	\$869,900

Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,611
Acres	1.01
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### Community Information

Address	320 Warbler Drive
Subdivision	Mystic Shores 10
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

### Amenities

Utilities	Electricity Connected, Underground Utilities
Features	Clubhouse, Pool, Conference/Meeting Room, Tennis Court(s)
Parking	Additional Parking, Garage, Concrete, Detached Carport, Door-Multi, Driveway, Electric Gate, Garage Faces Side
# of Garages	3
Garages	Garage Door Opener
View	Hills
Waterfront	See Remarks

### Interior

Interior	Carpet, Tile, Concrete
Appliances	Built-In Electric Range, Dishwasher, Microwave
Heating	Electric, Fireplace(s)
# of Fireplaces	1
Fireplaces	Living Room, Propane
# of Stories	2
Stories	Two

### Exterior

Exterior Features	Outdoor Grill, Private Yard, Dog Run, Private Entrance
Lot Description	Back Yard, Front Yard, Landscaped, Few Trees, Native Plants
Roof	Composition, Shingle
Construction	HardiPlank Type, Stone
Foundation	Slab

### **School Information**

District	Comal ISD
Elementary	Other
Middle	Other
High	Other

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