

\$109,999 - 1225 Mystic Shores Blvd, Spring Branch

MLS® #1720439

\$109,999

Bedroom, Bathroom,
Land on 1.80 Acres

Mystic Shores, Spring Branch, TX

Welcome to the luxurious Mystic Shores acreage community that embodies the true spirit of the Texas Hill Country. This stunning 1.8 acre property is nestled amidst the picturesque limestone bluffs and tree-lined hills, cradled between the winding bends of the Guadalupe River and the north shoreline of Canyon Lake. Location is key, and this property offers convenient access to major cities like San Antonio, Austin, and New Braunfels, as well as charming historic towns including Gruene, Fredericksburg, Blanco, Johnson City, Boerne, and Luckenbach. And let's not forget about the shopping opportunities in the area! Mystic Shores is a diverse and captivating community that offers breathtaking panoramic views. Picture yourself building your dream home in this idyllic setting. But that's not all, Mystic Shores boasts an array of fantastic amenities, including two tennis courts, a basketball court, a playground, two sand volleyball courts, a concrete walking path, BBQ pits with picnic tables along the lake, and a spacious swimming pool with a kiddie pool for family enjoyment. Nature enthusiasts will appreciate Mystic Shores' nature preserve, which includes a park overlooking the serene Guadalupe River. Access to these amenities and the preserve is exclusive to property owners, ensuring a private and exclusive living experience. Don't miss the opportunity to experience the beauty and luxury of Mystic Shores - come see for yourself and imagine the possibilities this



property holds for your future dream home! NO
SURVEY AVAILABLE BE CAREFUL RIGHT
SIDE OF PROPERTY HAS THE ORIGINAL
BARBED WIRE FENCE!

Essential Information

MLS® #	1720439
Price	\$109,999
Acres	1.80
Type	Land
Sub-Type	Residential Lot and Acreage
Status	Active

Community Information

Address	1225 Mystic Shores Blvd
Area	2607
Subdivision	Mystic Shores
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Amenities	None
Utilities	Electric, Cable TV, Water System

Exterior

Lot Description	Undeveloped
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School Information

District	Comal
Elementary	Rebecca Creek
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	September 13th, 2023
Days on Market	774

Zoning RESIDENTIAL

Listing Details

Listing Agent Mickey Brown

Listing Office Keller Williams Realty

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