

\$330,000 - 1236 Whispering Water, Spring Branch

MLS® #1736274

\$330,000

Bedroom, Bathroom,
Land on 0.88 Acres

GUADALUPE RIVER ESTATES, Spring
Branch, TX

Presenting an exceptional opportunity to own a prime Guadalupe Riverfront Lot spanning .875 acres in the sought-after locale of Spring Branch. This picturesque parcel boasts a flat, build-ready terrain, offering an optimal setting to realize your dream home. Enjoy effortless access to the river via a gently sloping path adorned with mature trees, enhancing the charm and allure of this property, perfect for outdoor gatherings and riverside relaxation. With an impressive 100 feet of river frontage, indulge in a myriad of water activities such as kayaking, tubing, fishing, and more, all within the comforts of your own retreat. Additionally, a neighboring 5-acre HOA park, situated just half a mile upstream, further enriches the recreational possibilities available. Convenience meets tranquility in this location, tucked away in the neighborhood while maintaining easy accessibility to HWY 281, merely 6 miles from HWY 46 and major retail hubs. The groundwork for modern living has been laid with utilities such as water, electricity, and telephone lines readily available for seamless integration. Discover the allure of riverside living with a remarkably low HOA fee of \$75, offering an exceptional opportunity to embrace the beauty and endless possibilities this property presents. Welcome to the serenity and potential of this Guadalupe Riverfront Lot, poised to become the foundation of your ideal lifestyle.



Essential Information

MLS® #	1736274
Price	\$330,000
Acres	0.88
Type	Land
Sub-Type	Residential Lot
Status	Active

Community Information

Address	1236 Whispering Water
Area	2602
Subdivision	GUADALUPE RIVER ESTATES
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Amenities	Fishing, Stream/River, Water Front Access
Utilities	Electric, Telephone, Water System
View	Guadalupe River
Is Waterfront	Yes

Exterior

Lot Description	Partial Cleared, Undeveloped, Wooded
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School Information

District	Comal
Elementary	Bill Brown
Middle	Spring Branch
High	Smithson Valley

Additional Information

Date Listed	November 30th, 2023
Days on Market	696
Zoning	RESIDENTIAL

Listing Details

Listing Agent	Daniel Cuevas
Listing Office	Real Broker, LLC

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