

\$189,000 - 523 Rio Ridge Pkwy, Spring Branch

MLS® #1737899

\$189,000

Bedroom, Bathroom,
Land on 1.05 Acres

MYSTIC SHORES, Spring Branch, TX

Live the luxurious Texas Hill County life with a hilltop view of the Guadalupe River in a neighborhood nestled between the river and Canyon Lake! Located in the gated Rio Central community of Mystic Shores, this 1.05 acre lot is surrounded by beautiful custom built homes and gorgeous mansions. You will have access to Canyon Lake and the lake-front amenities in the park - not limited to: Basketball courts, tennis courts, volleyball court, paved trails along Canyon Lake, covered picnic tables & grills adjacent to the lake, a pavilion, a playground, and so much more! There is NO time limit to build your home; you can even buy this land and hold it as an investment for a later sell. Minimum square foot to build is 2700 sq ft. for a one story. All roofing material must be standing metal seams, slate stone, concrete tile, clay tile, or other tiles of a ceramic nature. No composition or wood shingles will be permitted. Priced to sell, do not wait to claim this beautiful property because once the market heats up again, it will quadruple in value in no time!

Essential Information

MLS® #	1737899
Price	\$189,000
Acres	1.05
Type	Land



Sub-Type	Residential Lot
Status	Active

Community Information

Address	523 Rio Ridge Pkwy
Area	2604
Subdivision	MYSTIC SHORES
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Amenities	Basketball Court, BBQ/Grill, Bike Trails, Boat Dock, Bridle Path, Clubhouse, Controlled Access, Seasonal Creek, Dock, Fishing Pier, Fishing, Jogging Trails, Lake, Lake/River Park, Neighborhood Pool, Playground/Park, Boat Ramp, Stream/River, Tennis Courts, Water Front Access
Utilities	Water System, Electric, Telephone, Cable TV, Other
View	Canyon Lake, Guadalupe River
Has Pool	Yes

Exterior

Lot Description	Improved, Wooded
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School Information

District	Comal
Elementary	Rebecca Creek
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	December 7th, 2023
Days on Market	689
Zoning	RM-4

Listing Details

Listing Agent	Benjamin Mostyn
Listing Office	San Antonio's Finest Realty

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