

# \$279,900 - 1903 Tanglewood Trail, Spring Branch

MLS® #1757290

**\$279,900**

3 Bedroom, 2.00 Bathroom, 1,176 sqft

Residential on 0.17 Acres

CYPRESS COVE COMAL, Spring Branch, TX

Well maintained, move-in ready home in highly desired neighborhood. Subdivision offers numerous amenities for outdoor enjoyment. Central to San Antonio, Austin & Hill Country attractions.

Built in 2007

## Essential Information

|                |                               |
|----------------|-------------------------------|
| MLS® #         | 1757290                       |
| Price          | \$279,900                     |
| Bedrooms       | 3                             |
| Bathrooms      | 2.00                          |
| Full Baths     | 2                             |
| Square Footage | 1,176                         |
| Acres          | 0.17                          |
| Year Built     | 2007                          |
| Type           | Residential                   |
| Sub-Type       | Single Family Detached        |
| Style          | One Story, Texas Hill Country |
| Status         | Active                        |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1903 Tanglewood Trail |
| Area        | 2604                  |
| Subdivision | CYPRESS COVE COMAL    |
| City        | Spring Branch         |
| County      | Comal                 |
| State       | TX                    |
| Zip Code    | 78070                 |



## Amenities

|           |                                                                                                                                                 |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Pool, Clubhouse, Park/Playground, Basketball Court, BBQ/Grill, Bike Trails, Boat Ramp, Sports Court, Lake/River Park, Tennis, Waterfront Access |
| Parking   | Two Car Garage, Attached                                                                                                                        |
| Pool      | None                                                                                                                                            |

## Interior

|              |                                                                                                                                                                                                                                                               |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior     | One Living Area, Breakfast Bar, High Ceilings, Open Floor Plan, Cable TV Available, Walk in Closets, 1st Floor Lvl/No Steps, Eat-In Kitchen, High Speed Internet, Laundry in Garage, Pull Down Storage, Telephone, Utility Area in Garage                     |
| Appliances   | Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Dishwasher, Ice Maker Connection, Vent Fan, Smoke Alarm, Electric Water Heater, Solid Counter Tops, Private Garbage Service, Plumb for Water Softener, Water Softener (owned) |
| Heating      | Central, 1 Unit                                                                                                                                                                                                                                               |
| Cooling      | One Central                                                                                                                                                                                                                                                   |
| Fireplaces   | Not Applicable                                                                                                                                                                                                                                                |
| # of Stories | 1.0                                                                                                                                                                                                                                                           |
| Stories      | 1                                                                                                                                                                                                                                                             |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior          | Cement Fiber, Rock/Stone Veneer, Wood   |
| Exterior Features | Mature Trees, Covered Patio, Patio Slab |
| Lot Description   | Mature Trees (ext feat), Level          |
| Roof              | Composition                             |
| Construction      | Pre-Owned                               |
| Foundation        | Slab                                    |

## School Information

|            |                 |
|------------|-----------------|
| District   | Comal           |
| Elementary | Rebecca Creek   |
| Middle     | Mountain Valley |
| High       | Canyon Lake     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 8th, 2024 |
| Days on Market | 541             |
| HOA Fees       | 24.00           |

HOA Fees Freq.     Annually

**Listing Details**

Listing Agent           Kathleen Fielding

Listing Office           StoneWater Real Estate

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