

# \$699,000 - 1175 Senisa Way, Spring Branch

MLS® #1772361

**\$699,000**

Bedroom, Bathroom,  
Land on 13.27 Acres

Hills of Cross Canyon Ranch, Spring Branch,  
TX

Magnificent Homesite situated in the heart of the picturesque Hill Country, this exceptional 13.27-acre property offers a rare opportunity to own a piece of land that embodies the true essence of Texas living. Designated as wildlife exempt, this land is a sanctuary for native flora and fauna, ensuring that the natural beauty of the area remains preserved for generations to come. Two building sites have been thoughtfully cleared, providing the perfect canvas for your dream home or retreat. A well on the property ensures a reliable water source, while majestic live oaks and Spanish oaks add to the property's charm and character. The property borders a sprawling 600-acre ranch, enhancing the sense of privacy and seclusion. Breathtaking Hill Country views can be enjoyed from various vantage points on the land, offering a daily reminder of the beauty of the natural world. 2 seasonal creeks can also be found on the edges of the property. Located in a gated community, this property offers security and peace of mind. Electric service, including a 320 amp service and a 30 amp RV plug at the sub-panel, is already in place, ensuring that your building process is as smooth as possible. Overhead power is available to the main panel, with underground connections already installed for future home site along with entrance lighting. Additionally, power conduit and water lines have been run, further simplifying the construction process. One of



the most remarkable features of this property is its incredibly low tax rate, at just \$15 per year. This exceptional property offers a rare opportunity to embrace the Hill Country lifestyle in a setting of unrivaled natural beauty and tranquility. Neighborhood is gated and has a community pool.

**Essential Information**

|          |                             |
|----------|-----------------------------|
| MLS® #   | 1772361                     |
| Price    | \$699,000                   |
| Acres    | 13.27                       |
| Type     | Land                        |
| Sub-Type | Residential Lot and Acreage |
| Status   | Active                      |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 1175 Senisa Way             |
| Area        | 2606                        |
| Subdivision | Hills of Cross Canyon Ranch |
| City        | Spring Branch               |
| County      | Comal                       |
| State       | TX                          |
| Zip Code    | 78070                       |

**Amenities**

|           |                                                                 |
|-----------|-----------------------------------------------------------------|
| Amenities | Clubhouse, Controlled Access, Seasonal Creek, Neighborhood Pool |
| Utilities | Cable TV, Electric, Telephone                                   |
| Has Pool  | Yes                                                             |

**Exterior**

|                 |                                   |
|-----------------|-----------------------------------|
| Lot Description | Improved, Partial Cleared, Wooded |
|-----------------|-----------------------------------|

**School Information**

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

## **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2024 |
| Days on Market | 532           |
| Zoning         | RESIDENTIAL   |

## **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Agent  | Tina Morris              |
| Listing Office | Keller Williams Heritage |

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