

\$845,000 - 523 Rio Ridge Pkwy, Spring Branch

MLS® #1790282

\$845,000

4 Bedroom, 5.00 Bathroom, 3,267 sqft
Residential on 1.05 Acres

MYSTIC SHORES, Spring Branch, TX

The Ashland two-story, 4 bed and 4.5 bath, 3267 sq. ft design combines simplicity with functionality, and with three distinct living areas there is plenty of space and privacy for the entire family. On the ground floor, a welcoming foyer leads to an open concept main living area with u-shaped entertaining kitchen, spacious dining and family rooms with easy access to the backyard. A separate game room, office, and media room add to the impressive features of this home. On the second floor you'll find three guest bedrooms, two full bathrooms, a convenient laundry room, and a private primary bedroom complete with full 5-piece bath. An optional basement that can be customized to suit your needs delivers additional space and flexibility for today's family.

Built in 2025

Essential Information

MLS® #	1790282
Price	\$845,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,267
Acres	1.05
Year Built	2025



Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
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	Controlled Access, Waterfront Access, Pool, Tennis, Clubhouse, Park/Playground, Jogging Trails, Sports Court, Bike Trails, BBQ/Grill, Basketball Court, Boat Ramp, Fishing Pier, Boat Dock, Bridle Path, Lake/River Park, Volleyball Court
View	Canyon Lake, Guadalupe River
Pool	None

Interior

Interior	Three Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Game Room, Media Room, Utility Room Inside, Secondary Bedroom Down, High Ceilings, Open Floor Plan, Skylights, Cable TV Available, High Speed Internet, Laundry Upper Level, Telephone, Walk in Closets, Attic - Access only
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Washer, Dryer, Self-Cleaning Oven, Microwave Oven, Stove/Range, Gas Cooking, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Smoke Alarm, Security System (Owned), Pre-Wired for Security, Electric Water Heater, Gas Water Heater, Garage Door Opener, Plumb for Water Softener, 2nd Floor Utility Room, Custom Cabinets, Carbon Monoxide Detector, 2+ Water Heater Units, City Garbage service, Private Garbage Service, Double Ovens
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable

# of Stories	2.0
Stories	2

Exterior

Exterior	Asbestos Shingle, Stone/Rock
Exterior Features	Patio Slab, Covered Patio, Deck/Balcony, Sprinkler System, Double Pane Windows, Mature Trees, Other - See Remarks
Lot Description	County View, 1 - 2 Acres, Gently Rolling, Level, Canyon Lake, Bluff View, Guadalupe River, Water View, Water Access
Roof	Composition, Metal
Construction	New
Foundation	Slab

School Information

District	Comal
Elementary	Rebecca Creek
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	July 4th, 2024
Days on Market	479
HOA Fees	879.00
HOA Fees Freq.	Annually

Listing Details

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

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