

\$110,000 - 455 Blackbird Dr, Spring Branch

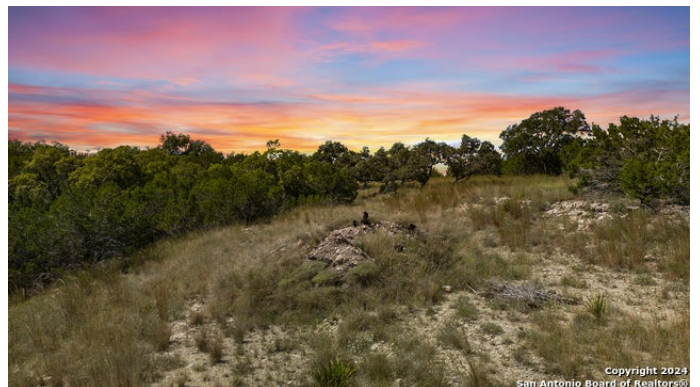
MLS® #1813995

\$110,000

Bedroom, Bathroom,
Land on 1.88 Acres

MYSTIC SHORES, Spring Branch, TX

Welcome to a picturesque 1.88-acre lot nestled in the heart of the Texas Hill Country, offering stunning long-range views and a tranquil setting among scattered oak trees. It is highly likely that at about \$69,000 per acre. This is the absolute best value on a lot in the north Canyon Lake area. This property features multiple flat building sites, with a gentle slope towards the back, perfect for your dream home. Enjoy an array of community amenities, including two neighborhood pools, an owners park with a clubhouse, sports courts, BBQ areas, playgrounds, and a boat ramp, all designed for relaxation and recreation. With easy access to Canyon Lake and nearby historic towns like Gruene and Fredericksburg, you can embrace the serene lifestyle while having plenty of activities at your fingertips. The lot allows for a minimum build of 2,300 square feet and includes options for a detached garage or workshop, with no time limit to construct your home. Experience breathtaking sunrises, sunsets, and star-filled nights in this idyllic setting. Don't miss your chance to be part of this vibrant community-buy today and enjoy all the amenities while you plan your future home!



Essential Information

MLS® #	1813995
Price	\$110,000

Acres	1.88
Type	Land
Sub-Type	Residential Lot and Acreage
Status	Active

Community Information

Address	455 Blackbird Dr
Area	2604
Subdivision	MYSTIC SHORES
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Amenities	Basketball Court, BBQ/Grill, Bike Trails, Clubhouse, Fishing, Jogging Trails, Lake, Lake/River Park, Neighborhood Pool, Playground/Park, Boat Ramp, Stream/River, Tennis Courts, Volleyball Court, Water Front Access
Utilities	Water System, Electric, Telephone, Cable TV
View	Canyon Lake
Has Pool	Yes

Exterior

Lot Description	Improved, Partial Cleared, Wooded
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School Information

District	Comal
Elementary	Rebecca Creek
Middle	Mountain Valley
High	Canyon

Additional Information

Date Listed	October 4th, 2024
Days on Market	379
Zoning	RESIDENTIAL

Listing Details

Listing Agent	Brayson Verzella
Listing Office	Real Broker, LLC

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