

\$299,999 - 1627 Forest Lake Dr, Spring Branch

MLS® #1818984

\$299,999

3 Bedroom, 2.00 Bathroom, 1,408 sqft

Residential on 0.50 Acres

CYPRESS LAKE GARDENS, Spring Branch, TX

Welcome to 1627 Forest Lake Drive, a stunning one-story garden style home nestled on a sprawling one-acre lot in the heart of the Texas Hill Country. This delightful 1,200 square foot residence perfectly combines rustic charm with modern convenience, offering an inviting retreat surrounded by natural beauty. As you approach the property, you'll be greeted by the serene landscape that defines this area. The home features beautiful rustic hardwood floors that flow throughout, creating a warm and welcoming ambiance. The open-concept living space is perfect for entertaining friends and family, with large windows allowing natural light to flood the interiors, showcasing the lovely outdoor views. The kitchen boasts rustic-style countertops that complement the home's overall aesthetic. It's a functional yet stylish space where you can prepare meals while enjoying the picturesque surroundings. Whether you're hosting gatherings or enjoying quiet evenings at home, this kitchen will inspire your culinary creativity. Step outside to discover your personal slice of paradise. The expansive one-acre lot provides ample space for outdoor activities, gardening, or simply relaxing under the shade of mature trees. Imagine summer barbecues, morning coffee on the patio, or evenings spent stargazing in the clear Texas skies. Situated in the charming community of Spring Branch, this home offers easy access to nearby rivers and



lakes, making it a perfect location for outdoor enthusiasts. Enjoy fishing, kayaking, or leisurely picnics at the Guadalupe River, just a short drive away. For those who love exploring, Canyon Lake is also nearby, offering stunning views and a variety of water activities. Convenience is key in this location, with quick access to major highways. You're just a stone's throw from Highway 281, connecting you to surrounding areas with ease. Highway 46 is also nearby, providing additional routes to the vibrant towns of Bandera and New Braunfels. Bandera, known as the "Cowboy Capital of the World," offers a rich history and a variety of outdoor adventures. New Braunfels, famous for its water parks and cultural attractions, is perfect for family outings and weekend getaways. This home is not just a place to live; it's a lifestyle. Embrace the tranquility of the Texas Hill Country while enjoying the modern comforts of a well-designed home. Whether you're looking for a permanent residence or a weekend retreat, 1627 Forest Lake Drive offers the best of both worlds. Don't miss this opportunity to own a piece of Texas paradise. Schedule your private tour today and experience the charm and beauty of this exceptional property for yourself!

Built in 2023

Essential Information

MLS® #	1818984
Price	\$299,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,408
Acres	0.50
Year Built	2023
Type	Residential

Sub-Type	Garden/Patio Home/Detchd
Style	One Story, Texas Hill Country
Status	Active

Community Information

Address	1627 Forest Lake Dr
Area	2604
Subdivision	CYPRESS LAKE GARDENS
City	Spring Branch
County	Comal
State	TX
Zip Code	78070-4545

Amenities

Amenities	Lake/River Park
Parking	Detached, None/Not Applicable
Pool	None

Interior

Interior	1st Floor Lvl/No Steps, One Living Area, Cable TV Available, Eat-In Kitchen, High Ceilings, High Speed Internet, Liv/Din Combo, Laundry Main Level, Open Floor Plan, Utility Room Inside, Walk in Closets, Walk-In Pantry
Appliances	Built-In Oven, Chandelier, City Garbage service, Cook Top, Ceiling Fans, Carbon Monoxide Detector, Custom Cabinets, Disposal, Down Draft, Dryer Connection, Dryer, Dishwasher, Electric Water Heater, Gas Cooking, Microwave Oven, Plumb for Water Softener, In Wall Pest Control, Refrigerator, Self-Cleaning Oven, Water Softener (owned), Smoke Alarm, Stove/Range, Vent Fan, Washer Connection, Washer
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	Siding
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Rebecca Creek
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	October 26th, 2024
Days on Market	362
HOA Fees	0.00

Listing Details

Listing Agent	Matthew Deblois
Listing Office	Resi Realty, LLC

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