

\$2,895,000 - 1039 Bluewater Place, Spring Branch

MLS® #1829646

\$2,895,000

5 Bedroom, 6.00 Bathroom, 8,018 sqft
Residential on 3.14 Acres

MYSTIC SHORES, Spring Branch, TX

Welcome to the extraordinary Bluewater Place Estate, an exquisite masterpiece of Hill Country elegance, grandeur, and spatial magnitude, where majesty awaits around every corner of this 8000+ square foot oasis privately nestled on 3.14 acres surrounded by stunning rolling green hills and awe-inspiring lake views. This 5 bedroom, 6 bath home, meticulously crafted in 2018, incorporates all elements of the finest standard of Hill Country Living from the resort style poolscape, 4 bay epoxy floor garage, and wine grotto to the gym, library, and craft studio. Every square foot was thoughtfully designed to take in long range lake views, be aesthetically intriguing and supremely functional. The entry level features the heart of the home, an open concept gourmet kitchen and dining area, accented by ample knotty alder cabinetry and artisan backsplash, anchored by gourmet appliances, 14' granite island, coffee bar, and expansive pantry. Not to be overlooked is the grand family room, host to a fir beamed ceiling, rock fireplace, built in entertainment center and of course entry to the breezy 660+/-sf covered porch spanning the length of this great room and kitchen. The secluded primary suite is finished out with a reading nook that captures the sunrise, walk-in shower with 2 shower heads, and impressive 250+/- sf walk-in closet with center island, built in shelves, and luminous windows. The stately library is the perfect retreat for daydreaming bookworms and the studios alike. Embrace your artistic



side in the bright and spacious art studio that includes an entire wall of built-in storage to keep your tools organized while the creativity flows. Host gameday from the centralized den with a TV wall, billiards, and full wet bar. Take time for yourself in the peace of a private gym while enjoying the captivating view overlooking the waterfall of the pool. Curate your own wine or spirit collection in the cavernous wine cellar. A swanky elevator navigates to all 3 levels, the epitome of luxury and convenience. Bask in the gentle hill country breeze and host family and friends from the cabana featuring a masonry outdoor kitchen next to the deep blue pool and spa. Leaving no stone unturned, the home also offers a stunning amount of storage on every level and is exemplified by the owner's "Texas Basement," an approximately 322sf of finished out heated and cooled storage room which may also serve as flex space. Truly an entertainer's delight and phenomenal Hill Country home base. Close to shopping and restaurants. 35 Minutes to New Braunfels and San Antonio. Just 45 minutes to Austin. Located within Mystic Shores, residents will enjoy access to Canyon Lake with boat ramps and lake-side parks, 2 community pools, sports courts, community boat, and RV storage, as well as nature preserves with walking and biking trails.

Built in 2018

Essential Information

MLS® #	1829646
Price	\$2,895,000
Bedrooms	5
Bathrooms	6.00
Full Baths	6
Square Footage	8,018
Acres	3.14
Year Built	2018

Type	Residential
Sub-Type	Single Family Detached
Style	Texas Hill Country
Status	Active

Community Information

Address	1039 Bluewater Place
Area	2607
Subdivision	MYSTIC SHORES
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Amenities	Boat Ramp, Sports Court, Lake/River Park, Park/Playground, Pool, Jogging Trails, Waterfront Access
View	Canyon Lake
Has Pool	Yes
Pool	AdjoiningPool/Spa, In Ground Pool

Interior

Interior	Two Living Area, High Ceilings, Open Floor Plan, Laundry Main Level, Walk in Closets, Island Kitchen, Study/Library, Walk-In Pantry
Appliances	Not Applicable
Heating	Central, 3+ Units
Cooling	Three+ Central, Heat Pump
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Other
Stories	3+

Exterior

Exterior	Stucco, Stone/Rock
Exterior Features	Covered Patio, Deck/Balcony, Bar-B-Que Pit/Grill, Other - See Remarks, Outdoor Kitchen
Lot Description	County Vlew, 2 - 5 Acres, Canyon Lake, Cul-de-Sac/Dead End, Water View, Water Access
Roof	Tile

Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Rebecca Creek
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	December 16th, 2024
Days on Market	293
HOA Fees	414.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Andrea Anders
Listing Office	Anders Realty

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