

\$43,900 - 1145 Overbrook Ln, Spring Branch

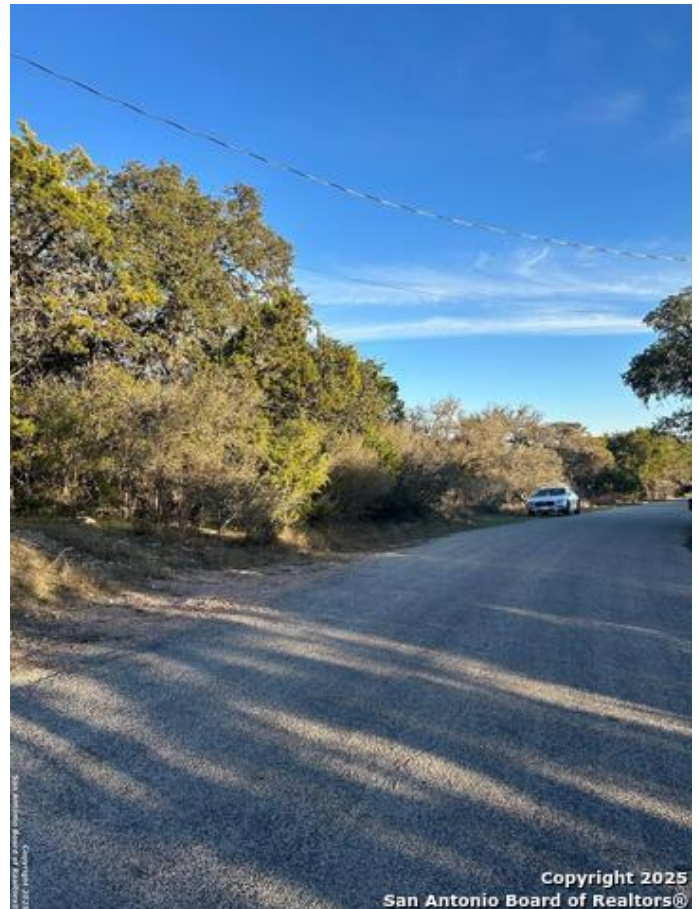
MLS® #1834198

\$43,900

Bedroom, Bathroom,
Land on 0.19 Acres

CYPRESS COVE COMAL, Spring Branch, TX

Cypress Cove in the Texas Hill Country welcomes you! Conveniently located for an easy drive South to San Antonio, East to New Braunfels, West to Boerne, North to Austin, and all of Canyon Lake. YOU HAVE A BIG OPPORTUNITY to purchase just this single lot or two lots, side by side! This lot, 0.185 acres and the one to the right 0.242 acres are BOTH FOR SALE, both are buildable, both back up to green space and the total acreage for the two is 0.427 acres. This lot has a beautiful old oak tree at the front by the road that will make a BIG statement once the brush around it is cleared! The entire street is mostly new builds and feels like a new subdivision. The lot itself is gently sloped starting from the back left corner but has a level area perfect for building. This property is located on a quiet cul-de-sac, just minutes from Boat Ramp 11 on the Guadalupe River, with access to a community park, swimming pool, and sports courts.



Essential Information

MLS® #	1834198
Price	\$43,900
Acres	0.19
Type	Land
Sub-Type	Residential Lot
Status	Active

Community Information

Address	1145 Overbrook Ln
Area	2604
Subdivision	CYPRESS COVE COMAL
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Amenities	Tennis Courts, Playground/P Front Access
Utilities	Water System, Electric, Cable
Has Pool	Yes

Exterior

Lot Description	Undeveloped, Wooded
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School Information

District	Comal
Elementary	Rebecca Creek
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	December 9th, 2024
Days on Market	322
Zoning	RESIDENTIAL

Listing Details

Listing Agent	Joanne Patterson
Listing Office	Keller Williams Heritage

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