

\$1,495,000 - 1033 Mystic Shores Blvd, Spring Branch

MLS® #1860446

\$1,495,000

5 Bedroom, 4.00 Bathroom, 2,841 sqft

Residential on 3.71 Acres

Mystic Shores, Spring Branch, TX

Welcome to Your Dream Home - A Texas Hill Country Oasis nestled amidst more than 30 mature oak trees, this stunning residence offers panoramic views that capture the essence of the Hill Country-perfect for those who appreciate breathtaking topography, lake life, and entertaining. With the ideal location and thoughtfully designed floor plan, this home blends privacy with style in an effortless way. Inside, enjoy an expansive, open layout, with beautiful wooden shutters across all front-facing windows, providing both seclusion and charm. The home is equipped with a water softener and is pre-plumbed for a propane-powered generator, offering added convenience and peace of mind. Step outside to discover your own private oasis. The expansive 1,200 square-foot outdoor living space is nothing short of extraordinary, featuring a fully insulated, temperature-controlled fame room, a versatile storage room, a convenient laundry room closet, and a full bath. The adjacent sport-style swimming pool is an entertainer's dream, featuring a tanning ledge, waterfall, volleyball net inserts, and poolside speakers. And with a 85" TV under the covered patio, you'll never miss a moment of game day action. The property is beautifully landscaped, with a professionally installed irrigation system and a gated yard offering plenty of space to play or relax. The nearly 4-acre lot is flat and ideal for any outdoor project-whether it's an additional outbuilding or more. Thers's even a 300-amp



connection in place for powering a fully functional Casita or workshop, with a septic system pre-planned to accommodate these additions. Located in the highly desirable Mystic Shores community, residents enjoy unparalleled amenities, including a 30-acre lake front park, waterfront access to both Canyon Lake and the Guadalupe River, two pools, a community center with a fitness area and kitchen, and a 200-acre nature preserve. Other features include tennis and pickleball courts, basketball, volleyball, a playground, and multiple covered picnic areas with grills by the lake. Plus, you're just minutes from Canyon Lake and several boat ramps for endless water adventures. This home offers the perfect blend of luxury, comfort, and natural beauty. Come see for yourself and experience the best of lake life today!

Built in 2019

Essential Information

MLS® #	1860446
Price	\$1,495,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,841
Acres	3.71
Year Built	2019
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Texas Hill Country
Status	Active

Community Information

Address	1033 Mystic Shores Blvd
Area	3100
Subdivision	Mystic Shores

City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Amenities	Pool, Tennis, Clubhouse, Park/Playground, Jogging Trails, Sports Court, Bike Trails, BBQ/Grill, Basketball Court, Volleyball Court, Lake/River Park, Boat Ramp, Boat Dock
Parking	Two Car Garage
Has Pool	Yes
Pool	In Ground Pool

Interior

Interior	One Living Area, Separate Dining Room, Eat-In Kitchen, Island Kitchen, Study/Library, Game Room, Utility Room Inside, High Ceilings, Open Floor Plan, Laundry Main Level, Walk in Closets, Attic - Access only, Attic - Finished, Attic - Floored, Attic - Pull Down Stairs
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Smoke Alarm, Gas Water Heater, Garage Door Opener, Custom Cabinets, City Garbage service
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	Brick, Stone/Rock, Stucco
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Rebecca Creek
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	April 22nd, 2025
Days on Market	187
HOA Fees	414.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Christina Morales
Listing Office	eXp Realty

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