

\$840,000 - 239 Rosinweed, Spring Branch

MLS® #1864756

\$840,000

3 Bedroom, 3.00 Bathroom, 2,610 sqft
Residential on 3.00 Acres

MYSTIC SHORES, Spring Branch, TX

Discover your private escape in the heart of the Hill Country with this custom Jimmy Jacobs-designed home, nestled on 3 peaceful acres. Boasting 3 bedrooms, 2.5 bathrooms, and 2,792 sq ft of air-conditioned living space (4,079 sq ft under roof), this thoughtfully designed residence combines upscale comfort with wide-open landscapes. Step inside to soaring ceilings and expansive windows that flood the home with natural light and bring the outdoors in. The open-concept great room is ideal for entertaining, featuring a gourmet kitchen with a 5-burner gas cooktop, built-in microwave/oven/warming drawer (perfect for slow-cooked ribs), and custom cabinetry with drawer-style storage for easy access. The spacious primary suite offers a private seating area and a luxurious en-suite bath complete with a clawfoot soaking tub, large walk-in shower, dual vanities, and a generous 14' x 9' walk-in closet. Wood and tile floors run throughout, offering both elegance and durability. A true Texas-sized 3-car garage provides ample room-even for your full-size truck. Outdoors, enjoy a 24' x 30' workshop with 200-amp service, a 50-amp RV plug, and an 8' x 30' covered porch. There's also a designated pad for RV or boat parking, plus plenty of space for all your toys. Green thumbs will love the greenhouse and above-ground garden beds with water service. Plus, bring your horses-up to two are allowed on the property. This is more than just a home-it's a lifestyle of peace, privacy, and



possibility. Also available with 6 Acres - MLS
1864763

Built in 2018

Essential Information

MLS® #	1864756
Price	\$840,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,610
Acres	3.00
Year Built	2018
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Texas Hill Country
Status	Active

Community Information

Address	239 Rosinweed
Area	2606
Subdivision	MYSTIC SHORES
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Amenities	Waterfront Access, Pool, Tennis, Clubhouse, Park/Playground, Jogging Trails, Sports Court, Bike Trails, BBQ/Grill, Basketball Court, Volleyball Court, Lake/River Park, Boat Ramp
Pool	None

Interior

Interior	One Living Area, Liv/Din Combo, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Study/Library, Shop, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Pull Down Storage, Cable TV
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Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Telephone, Walk in Closets, Attic - Partially Floored

Appliances Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Stove/Range, Gas Cooking, Gas Grill, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Gas Water Heater, Garage Door Opener, In Wall Pest Control, Solid Counter Tops, Custom Cabinets, Private Garbage Service, Propane Water Heater

Heating Central

Cooling One Central

Fireplace Yes

of Fireplaces 1

Fireplaces Living Room

of Stories 1.0

Stories 1

Exterior

Exterior 4 Sides Masonry, Stucco, Rock/Stone Veneer

Exterior Features Patio Slab, Covered Patio, Bar-B-Que Pit/Grill, Gas Grill, Partial Fence, Double Pane Windows, Storage Building/Shed, Workshop

Lot Description County Vlew, Horses Allowed, 2 - 5 Acres, Partially Wooded, Wooded, Mature Trees (ext feat), Gently Rolling, Level

Roof Composition

Construction Pre-Owned

Foundation Slab

School Information

District Comal

Elementary Rebecca Creek

Middle Mountain Valley

High Canyon Lake

Additional Information

Date Listed May 6th, 2025

Days on Market 173

HOA Fees 414.00

HOA Fees Freq. Annually

Listing Details

Listing Agent Bennie Brownlee

Listing Office Texas Land Team

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