

# \$159,000 - 233 Rosinweed, Spring Branch

MLS® #1864769

**\$159,000**

Bedroom, Bathroom,  
Land on 3.19 Acres

MYSTIC SHORES, Spring Branch, TX

Build Your Dream Home on This 3-Acre Hill Country Gem - Mystic Shores Don't miss this rare opportunity to own 3 scenic acres in the prestigious Mystic Shores community, with elevations over 1,200 ft offering stunning views and Hill Country breezes. Build now or later-there's no deadline to start construction! This gently sloping homesite supports homes over 2,000 sq ft with 50% masonry, and is horse-friendly (up to 2 allowed). Enjoy top-tier amenities including a private lakefront park on Canyon Lake, resort-style pool, community center, nature preserve on the Guadalupe River, sports courts, and more. Utilities are ready with water, electric, and fiber internet at the front of the property. Access is easy via a county-maintained, paved road. Start planning your Hill Country lifestyle today!



## Essential Information

|          |                             |
|----------|-----------------------------|
| MLS® #   | 1864769                     |
| Price    | \$159,000                   |
| Acres    | 3.19                        |
| Type     | Land                        |
| Sub-Type | Residential Lot and Acreage |
| Status   | Active                      |

## Community Information

|         |               |
|---------|---------------|
| Address | 233 Rosinweed |
| Area    | 2606          |

|             |               |
|-------------|---------------|
| Subdivision | MYSTIC SHORES |
| City        | Spring Branch |
| County      | Comal         |
| State       | TX            |
| Zip Code    | 78070         |

### **Amenities**

|           |                                                                                                                                                                                                                             |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Boat Ramp, Fishing, Clubhouse, Tennis Courts, Playground/Park, Neighborhood Pool, Stream/River, Lake, Jogging Trails, Water Front Access, Pool, BBQ/Grill, Basketball Court, Lake/River Park, Bike Trails, Volleyball Court |
| Utilities | Water System, Well Allowed, Electric, Telephone, Cable TV, Other                                                                                                                                                            |
| Has Pool  | Yes                                                                                                                                                                                                                         |

### **Exterior**

|                 |        |
|-----------------|--------|
| Lot Description | Wooded |
|-----------------|--------|

### **School Information**

|            |                 |
|------------|-----------------|
| District   | Comal           |
| Elementary | Rebecca Creek   |
| Middle     | Mountain Valley |
| High       | Canyon Lake     |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 173           |
| Zoning         | RESIDENTIAL   |

### **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Agent  | Bennie Brownlee |
| Listing Office | Texas Land Team |

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