

\$550,000 - 1411 Driftwood, Spring Branch

MLS® #1865043

\$550,000

6 Bedroom, 3.00 Bathroom, 2,393 sqft

Residential on 0.62 Acres

RIVERMONT, Spring Branch, TX

\$100,000+ in improvements and upgrades per owner Enjoy the quiet Hill Country lifestyle in your home in Rivermont*Enjoy your morning coffee and I-pad on your covered front porch*Entertain in living room with high ceilings and fireplace*Prepare gourmet meals in kitchen: island, stainless steel appliances, plenty of counter space*Celebrate Holiday meals in dining room*Rest after a long day in bedrooms with high ceilings and ceiling fans*Enjoy afternoon BBQs on patio and breezeway*3 bed, 2 bath in the main section of the home*Income potential-Live in the main section and rent the detached dwelling unit with kitchenette on the 1st level, 3 bed, 1 bath in the 2nd level*Host visitors in bedrooms addition above garage*Enjoy wine and cheese on your upstairs back balcony*Work from home in room above garage or use a game room or home theater*Spend quality time w/ loved ones @ (3) community parks: Pavilion Park, Pool Park, River Park*Additional recreational areas: Canyon Lake and Guadalupe River State Park*Imagine your days on the water-boating, fishing, tubing, relaxing sunsets*Golfers will love the Lakeside Golf Club at Canyon Lake or Vaaler Creek in Blanco, TX*Close commute to San Antonio, Boerne and New Braunfels*Shopping, dining, and entertainment on Hwy 46*.62 of an acre lot.*Fenced property*Roof replaced in November 2024*3D tour available. If you are an investor reading this description, offers where buyer agents have shown you the home



will be given a higher priority when presented to the seller. The seller is not open to creative financing.

Built in 2003

Essential Information

MLS® #	1865043
Price	\$550,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	2,393
Acres	0.62
Year Built	2003
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Ranch, Texas Hill Country
Status	Active

Community Information

Address	1411 Driftwood
Area	2602
Subdivision	RIVERMONT
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Amenities	Basketball Court, BBQ/Grill, Sports Court, Lake/River Park, Park/Playground, Pool, Tennis, Jogging Trails, Waterfront Access
Parking	Two Car Garage
Pool	None

Interior

Interior	One Living Area, Breakfast Bar, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Two Eating Areas, Eat-In Kitchen, Separate Dining Room, Utility Area in Garage
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Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Gas Cooking, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Vent Fan, Smoke Alarm, Electric Water Heater, Garage Door Opener, Solid Counter Tops, Self-Cleaning Oven
Heating	Central
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Family Room
# of Stories	1.0
Stories	1

Exterior

Exterior	Stone/Rock, 4 Sides Masonry
Exterior Features	Covered Patio, Deck/Balcony, Additional Dwelling, Detached Quarters, Garage Apartment, Patio Slab, Privacy Fence, Wire Fence
Lot Description	Corner, 1/2-1 Acre
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Arlon Seay
Middle	Spring Branch
High	Smithson Valley

Additional Information

Date Listed	May 8th, 2025
Days on Market	180
HOA Fees	300.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Chris Villanueva
Listing Office	Keller Williams City-View

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