

\$985,000 - 3772 Spring Branch Rd, Spring Branch

MLS® #1865801

\$985,000

3 Bedroom, 2.00 Bathroom, 2,486 sqft

Residential on 17.12 Acres

OUT/COMAL COUNTY, Spring Branch, TX

Charming Hill Country Retreat on 17 Acres - No HOA! Take a scenic drive to your very own slice of Texas Hill Country paradise! Enter the property from Spring Branch Road and travel a peaceful quarter-mile through majestic oaks to a welcoming circular drive. Situated on 17 sprawling acres of open space and mature oak trees, this rock country home offers privacy, natural beauty, and endless potential. Bring your horses-there's plenty of room to ride and create your own trails. Inside, enjoy the warmth of a vaulted ceiling and a striking rock gas fireplace in the living area. The recently updated kitchen features custom cabinetry, granite countertops, and a layout designed for both function and style. Additional highlights include: Energy-efficient windows, Two brand new air conditioners, both under warranty, A versatile craft barn perfect for hobbies or additional storage No HOA - freedom to make this space truly your own. Whether you're looking for a private homestead, a weekend escape, or a place to build your dream lifestyle, this property offers the perfect blend of comfort and country charm.

Built in 1979

Essential Information

MLS® #	1865801
Price	\$985,000
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	2,486
Acres	17.12
Year Built	1979
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Active

Community Information

Address	3772 Spring Branch Rd
Area	2602
Subdivision	OUT/COMAL COUNTY
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Amenities	None
Pool	None

Interior

Interior	One Living Area, Liv/Din Combo, Study/Library, Utility Room Inside, Secondary Bedroom Down, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Room, Walk in Closets, Laundry Lower Level, Telephone
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Disposal, Dishwasher, Ice Maker Connection, Solid Counter Tops, Chandelier, Central Vacuum, Gas Water Heater, Water Softener (owned), Trash Compactor
Heating	Central, 2 Units
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Family Room, Gas, Gas Logs Included
# of Stories	2.0
Stories	2

Exterior

Exterior	Stone/Rock
Exterior Features	Double Pane Windows, Storage Building/Shed, Mature Trees, Chain Link Fence, Deck/Balcony, Partial Fence, Wire Fence, Workshop
Lot Description	15 Acres Plus, County Vlew, Horses Allowed
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 11th, 2025
Days on Market	168
HOA Fees	0.00

Listing Details

Listing Agent	Ashley Donnelly
Listing Office	Keller Williams Legacy

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