

# \$219,000 - 423 Rittimann, Spring Branch

MLS® #1866012

**\$219,000**

Bedroom, Bathroom,  
Land on 1.84 Acres

THE CROSSING AT SPRING CREEK, Spring  
Branch, TX

Build your dream home and feel like you are on vacation everyday with your own Texas Hill Country Resort Style Living!!! Relax and enjoy your weekend without leaving your subdivision of The Crossing at Spring Creek! A short bike ride and you have a private gated park providing the ability to kayak on the creek, go for a bike ride or a walk on the amazing trails ~ and later enjoy a party at the pool and grill dinner under the pavillion! Create your perfect outdoor living space as you spend evenings gazing at the stars on your 1.84 wooded lot - backing to a seasonal creek for ultimate privacy! The lot dimensions are 130x669 ~ and the lot has several mature trees ! The Crossing at Spring Creek is a short distance from shopping and restaurants for daily convenience. Enjoy the highly rated Comal ISD - Smithson Valley School System!!! On your weekends - you have easy access to Blanco / Fredricksburg - to enjoy wine country and state parks! Build your home here - and you can have it all!



## Essential Information

|          |                             |
|----------|-----------------------------|
| MLS® #   | 1866012                     |
| Price    | \$219,000                   |
| Acres    | 1.84                        |
| Type     | Land                        |
| Sub-Type | Residential Lot and Acreage |

|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 423 Rittimann                |
| Area        | 2602                         |
| Subdivision | THE CROSSING AT SPRING CREEK |
| City        | Spring Branch                |
| County      | Comal                        |
| State       | TX                           |
| Zip Code    | 78070                        |

### Amenities

|           |                                                                                                                             |
|-----------|-----------------------------------------------------------------------------------------------------------------------------|
| Amenities | Playground/Park, Neighborhood Pool, Stream/River, Jogging Trails, Bike Trails, BBQ/Grill, Volleyball Court, Lake/River Park |
| Utilities | Water System, Electric, Telephone, Cable TV                                                                                 |
| Has Pool  | Yes                                                                                                                         |

### Exterior

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

### School Information

|            |                 |
|------------|-----------------|
| District   | Comal           |
| Elementary | Arlon Seay      |
| Middle     | Spring Branch   |
| High       | Smithson Valley |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2025 |
| Days on Market | 167            |
| Zoning         | RESIDENTIAL    |

### Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Agent  | Kimberly Jakubik-shoemake |
| Listing Office | Keller Williams Heritage  |

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