

\$755,900 - 2319 Cascada, Spring Branch

MLS® #1867015

\$755,900

3 Bedroom, 3.00 Bathroom, 2,839 sqft

Residential on 1.15 Acres

Cascada at Canyon Lake, Spring Branch, TX

**** Highly Motivated Sellers** POOL**
RENDERING PHOTO TO SHOW SPACE. * A detached climate-controlled studio/flex room standard finish, including flooring, wall covering, ceiling, & heating/cooling. (188q. ft. is included in the total square footage) * Country Luxury Retreat in Cascada at Canyon Lake. Welcome to your dream home in the prestigious gated community of Cascada at Canyon Lake. This custom-built masterpiece sits on a tranquil 1.15-acre wooded lot, offering the perfect blend of privacy, luxury, and natural beauty. Step inside to be wowed by a spacious open-concept design with soaring ceilings and an awe-inspiring 13x8 butted glass window that showcases panoramic views of the surrounding Hill Country. The light-filled living area flows effortlessly into a gourmet kitchen, complete with a massive quartz island, double ovens, stone accents, custom cabinetry, and ample prep and storage space with a walk-in pantry true entertainer's dream. The secluded master suite is your personal sanctuary, boasting a spa-inspired bathroom with a Jacuzzi tub, oversized walk-in shower, and an expansive walk-in closet. Step outside to your own private oasis 26x16 covered patio with a cozy outdoor fireplace, perfect for sipping your morning coffee, watching the deer wander by, or hosting unforgettable evening gatherings. A luxurious hot tub adds to the year-round relaxation experience. Beautiful landscape with 26 oak trees. Bonus Features: * A



large study that easily converts into a 4th bedroom. A separate storage shed for lawn equipment and tools * An oversized 3-car garage with 8-foot doors and an extended driveway for ample guest parking. This exceptional property offers modern elegance wrapped in rustic charm, just minutes from the lake. Don't miss your chance to own this one-of-a-kind Hill Country retreat. Schedule your private tour today-*Listing is Owner.

Built in 2021

Essential Information

MLS® #	1867015
Price	\$755,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,839
Acres	1.15
Year Built	2021
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Ranch, Texas Hill Country
Status	Active

Community Information

Address	2319 Cascada
Area	2604
Subdivision	Cascada at Canyon Lake
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Amenities	BBQ/Grill, Controlled Access, Lake/River Park, Park/Playground,
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	Jogging Trails
Parking	Oversized
Pool	Hot Tub

Interior

Interior	One Living Area, All Bedrooms Downstairs, Attic - Pull Down Stairs, Cable TV Available, Eat-In Kitchen, High Ceilings, High Speed Internet, Island Kitchen, Laundry Main Level, Laundry Room, Open Floor Plan, Pull Down Storage, Separate Dining Room, Study/Library, Telephone, Utility Room Inside, Walk in Closets, Walk-In Pantry
Appliances	Attic Fan, Built-In Oven, Chandelier, Cook Top, Ceiling Fans, Custom Cabinets, Double Ovens, Disposal, Dryer Connection, Dishwasher, Electric Water Heater, Garage Door Opener, Ice Maker Connection, Microwave Oven, Plumb for Water Softener, Private Garbage Service, Pre-Wired for Security, Self-Cleaning Oven, Water Softener (owned), Solid Counter Tops, Smooth Cooktop, Smoke Alarm, Security System (Leased), Stove/Range, Vent Fan, Washer Connection
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Wood Burning
# of Stories	1.0
Stories	1

Exterior

Exterior	Brick, Stone/Rock
Exterior Features	Covered Patio, Double Pane Windows, Other - See Remarks, Solar Screens, Sprinkler System, Storage Building/Shed, Mature Trees
Lot Description	1 - 2 Acres, Mature Trees (ext feat)
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Rebecca Creek
Middle	Spring Branch
High	Smithson Valley

Additional Information

Date Listed	May 15th, 2025
Days on Market	164
HOA Fees	660.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Kathleen Courville
Listing Office	Real Broker, LLC

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