

\$1,225,000 - 837 Mystic Breeze, Spring Branch

MLS® #1867274

\$1,225,000

5 Bedroom, 4.00 Bathroom, 4,112 sqft

Residential on 5.14 Acres

MYSTIC SHORES, Spring Branch, TX

Welcome to 837 Mystic Breeze, an exceptional modern farmhouse built in 2023, nestled atop a hillside in the prestigious Mystic Shores community in the TX Hill Country. This 5-bedroom, 4-bathroom custom home offers 4,112 sq ft of beautifully designed living space on a serene 5.14-acre lot, blending luxury, comfort, and sweeping Hill Country views. The property welcomes you with a gated entrance, oak trees, and sustainable rock landscaping. Inside, tall ceilings with exposed wood beams, expansive windows, and wide-plank wood flooring create a warm and open atmosphere filled with natural light. The heart of the home is the spacious living and dining area anchored by a wood-burning fireplace with gas start. Perfect for entertaining, the open-concept layout flows seamlessly into a gourmet kitchen featuring quartz countertops, an oversized island, propane gas cooktop, electric double ovens, pot filler, farmhouse sink, microwave, dishwasher, and custom cabinetry. A generous butler's pantry adds functionality with custom cabinets, shelving, and a built-in coffee and tea bar. Designer lighting and ceiling fans throughout the home add a polished, cohesive feel. The primary suite is a peaceful retreat with a sitting area, high ceilings, and large windows framing spectacular views. The luxurious en-suite bath offers dual vanities, two walk-in closets, and a spa-style walk-through tiled shower with dual shower heads. A rare highlight is the glass-enclosed dry sauna-ideal for relaxation



and wellness. Thoughtfully designed for convenience, the home also features a large laundry room with lots of space for a washer, dryer, refrigerator or freezer, plus a utility sink and custom cabinetry. A mudroom off the garage entrance includes built-in storage with coat hooks and drawers. Outdoor living shines here, with a spacious covered patio perfect for both lounging and dining. The upper backyard includes turf grass, outdoor string lighting, and hot tub, offering an inviting space to unwind while enjoying stunning views. Tiered flower beds and stone stairs lead to the lower yard with fire pit, enhancing the natural beauty of the landscape. Located in Mystic Shores-one of the Hill Country's premier communities-residents enjoy world-class amenities including two swimming pools, pickleball, tennis, basketball, and volleyball courts, a community center, two lakeside parks with grilling and picnic areas, and a 200+ acre nature preserve. 837 Mystic Breeze is more than just a home-it's a lifestyle, offering privacy, elegance, and an unparalleled Hill Country setting just minutes from Canyon Lake. Don't miss the opportunity to make this one-of-a-kind retreat your own.

Built in 2022

Essential Information

MLS® #	1867274
Price	\$1,225,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	4,112
Acres	5.14
Year Built	2022
Type	Residential
Sub-Type	Single Family Detached

Style	Two Story
Status	Price Change

Community Information

Address	837 Mystic Breeze
Area	2606
Subdivision	MYSTIC SHORES
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Amenities	Waterfront Access, Pool, Tennis, Park/Playground, Sports Court, Bike Trails, BBQ/Grill, Basketball Court, Boat Dock, Boat Ramp, Lake/River Park, Volleyball Court
Parking	Two Car Garage
Pool	Hot Tub

Interior

Interior	Two Living Area, Eat-In Kitchen, Island Kitchen, Walk-In Pantry, Loft, Secondary Bedroom Down, High Ceilings, Open Floor Plan, Laundry Main Level, Walk in Closets, Attic - Partially Floored, Attic - Storage Only, Sauna
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Built-In Oven, Gas Cooking, Refrigerator, Disposal, Dishwasher, Water Softener (owned)
Heating	Central, 2 Units
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room, Wood Burning, Gas Starter
# of Stories	2.0
Stories	2

Exterior

Exterior	Brick, 4 Sides Masonry, Stucco
Exterior Features	Covered Patio, Partial Sprinkler System, Double Pane Windows, Has Gutters, Partial Fence
Lot Description	County Vlew, Mature Trees (ext feat), Secluded, Gently Rolling, 5 - 14

	Acres, Creek - Seasonal, Horses Allowed
Roof	Composition, Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Rebecca Creek
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	May 15th, 2025
Days on Market	125
HOA Fees	414.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Kimberly Gray
Listing Office	Keller Williams Heritage

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