

\$1,109,900 - 406 Arthur Ct, Spring Branch

MLS® #1869103

\$1,109,900

4 Bedroom, 4.00 Bathroom, 3,152 sqft

Residential on 1.10 Acres

Mystic Shores, Spring Branch, TX

Welcome to your private sanctuary tucked away in the prestigious gated community of The Peninsula at Mystic Shores! Elegance, comfort and functionality best describes this immaculate 4 bd, 3.5 bath, custom built one-story home. 3,152 sq ft nestled away on a 1.1-acre corner lot that offers privacy plus Hill Country views. Enter your luxurious retreat through a double steel door into a custom designed open floor plan highlighting heightened ceilings and expansive windows to capture the serene hill country views and to let in an abundance of natural light. The spacious living area allows for a stunning floor to ceiling stone fireplace with a cedar mantel to accentuate the main living area of the home. Your gourmet style kitchen features a massive center island ideal for the ultimate entertaining experience! Included in this chef's dream are GE stainless steel appliances including a gas cooktop and vented hood, custom cabinetry with large amounts of storage, high-end granite countertops, an undermount sink and a large pantry. Prepare yourself a cup of coffee as you're waking up to start your day or perhaps a cup of tea before going to sleep in your coffee nook area conveniently located next to the kitchen and primary bedroom. Get comfy in your primary bedroom with large windows and capture the fabulous views. An impressive spa like en-suite bathroom that features an oversized shower with tile surround and a gorgeous bathtub, separate double vanities for space and convenience



which flows into a large walk-in closet with plenty of shelving. The convenience of the primary bathroom is that it has direct access to the laundry room and dog wash area. There are 3 additional bedrooms with walk-in closets and attached bathrooms. The dedicated office space highlights a double steel door which flows out to the front patio area. Built-in cabinetry accentuates this space. Spacious 3 car garage. High end water softener and irrigation system with timer. Mystic Shores amenities include a pool area, sports courts, a playground, and private lake access, creating a community as inviting as the home itself. Easy access to Hwy 281, San Antonio, Wimberley and New Braunfels, this property offers unmatched convenience and value.

Built in 2022

Essential Information

MLS® #	1869103
Price	\$1,109,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,152
Acres	1.10
Year Built	2022
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	406 Arthur Ct
Area	2604
Subdivision	Mystic Shores
City	Spring Branch

County	Comal
State	TX
Zip Code	78070

Amenities

Amenities	Waterfront Access, Pool, Tennis, Park/Playground, Jogging Trails, Sports Court, BBQ/Grill, Basketball Court, Lake/River Park, Boat Ramp
Pool	None

Interior

Interior	One Living Area, Island Kitchen, Walk-In Pantry, Study/Library, High Ceilings, Open Floor Plan, High Speed Internet, Laundry Room, Walk in Closets
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Washer, Dryer, Cook Top, Built-In Oven, Microwave Oven, Stove/Range, Gas Cooking, Refrigerator, Dishwasher, Ice Maker Connection, Water Softener (owned), Smoke Alarm, Security System (Owned), Gas Water Heater, Garage Door Opener, Solid Counter Tops, Custom Cabinets
Heating	Heat Pump, 2 Units
Cooling	Heat Pump
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Gas
# of Stories	1.0
Stories	1

Exterior

Exterior	Brick, Stone/Rock
Exterior Features	Patio Slab, Covered Patio, Wrought Iron Fence, Sprinkler System, Has Gutters, Special Yard Lighting, Mature Trees
Lot Description	Corner, County Vlew, 1 - 2 Acres, Level
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Rebecca Creek
Middle	Mountain Valley

High Canyon Lake

Additional Information

Date Listed	May 22nd, 2025
Days on Market	157
HOA Fees	414.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Dirk Capps
Listing Office	eXp Realty

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