

\$150,000 - 771 Mockingbird, Spring Branch

MLS® #1870060

\$150,000

3 Bedroom, 2.00 Bathroom, 996 sqft

Residential on 0.23 Acres

CYPRESS COVE COMAL, Spring Branch, TX

Investor Special! Charming A-Frame Fixer with Tons of Potential! Calling all cash investors! This unique A-frame home being sold AS-IS, is brimming with potential, and waiting for the right buyer to bring it back to life. Nested on a .23 size lot in the hill country and surrounded by newer homes, this property offers a rare opportunity to reimagine a cozy retreat or creative investment property. While it does need repairs and updates throughout, the home boasts a distinctive architectural style and a layout that could shine with the right touch. No city tax! Short and long term rentals allowed. This property offers the ideal blend of natural beauty and convenient location within the highly desirable Cypress Cove community! Amenities include a community park, swimming pool, BBQ grilling, basketball and tennis courts, and a fishing pond. Centrally located with ease of access to San Antonio, New Braunfels, Boerne, San Marcos, Austin and the Canyon Lake Hill country area. Whether you're looking to flip, rent, or create a personal getaway, this property is a blank canvas ready for transformation, so contact your agent today to view the possibilities and make an offer!

Built in 1970

Essential Information

MLS® #	1870060
Price	\$150,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	996
Acres	0.23
Year Built	1970
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Active

Community Information

Address	771 Mockingbird
Area	2604
Subdivision	CYPRESS COVE COMAL
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Amenities	Pool, Tennis, Park/Playground, Sports Court, BBQ/Grill, Basketball Court, Boat Ramp
Parking	Two Car Garage
Pool	None

Interior

Interior	One Living Area, Separate Dining Room, Loft, Utility Room Inside, Laundry in Closet, Laundry Main Level
Appliances	Washer Connection, Dryer Connection, Washer, Dryer, Built-In Oven, Stove/Range, Refrigerator
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room, Wood Burning
# of Stories	2.0
Stories	2

Exterior

Exterior	Siding
Exterior Features	Covered Patio, Deck/Balcony, Chain Link Fence, Storage Building/Shed, Mature Trees
Lot Description	County Vlew
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Rebecca Creek
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	May 26th, 2025
Days on Market	154
HOA Fees	24.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Angelyn Price
Listing Office	Keller Williams Heritage

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