

\$1,422,760 - 1217 Rio Central, Spring Branch

MLS® #1872259

\$1,422,760

3 Bedroom, 3.00 Bathroom, 3,341 sqft
Residential on 1.78 Acres

MYSTIC SHORES, Spring Branch, TX

TO BE BUILT - Journey Homes Custom Contemporary in the gated Rio Central section of Mystic Shores. Introducing an exceptional opportunity to own a one-story custom contemporary by Journey Homes, perfectly situated on a sprawling 1.7-acre, tree-studded lot in the coveted Mystic Shores community. This thoughtfully designed 3-bedroom, 3.5-bath residence with a 3-car garage spans 3,341 square feet of luxurious living space. The striking entrance makes an immediate impression with 8-foot steel and glass double doors, setting the tone for the exquisite craftsmanship and upscale finishes found throughout. Soaring ceilings, abundant natural light, and custom modern lighting highlight the bright, open-concept living area-perfectly blending comfort with sophistication. A private study with double doors offers a quiet retreat for work or reading, while the expansive living, dining, and kitchen areas provide effortless flow for entertaining. A dramatic floor-to-ceiling stone fireplace anchors the living room, framed by wood beams and rich, warm tones that create an inviting ambiance. The gourmet kitchen is a chef's dream, featuring a JennAir appliance package, oversized island with breakfast bar, electric cooktop, stainless steel refrigerator, walk-in pantry, deep sink, and soft-close custom cabinetry. The adjacent dining area shines with a contemporary chandelier and ample space for large gatherings. The split primary suite is a serene escape, complete with bay



windows overlooking the majestic trees. The spa-like bath includes a soaking garden tub, expansive walk-in shower, and a custom closet for ultimate organization and luxury. Two spacious guest suites each offer their own private full baths, ensuring comfort and privacy for family and visitors alike. A separate game/media room adds even more versatility, complete with a wet bar/mini kitchen outfitted with designer tile, countertops, and fixtures. Additional upgrades include raised tray ceilings, and hand-selected designer tile throughout. Step outside through the sliding glass panels to a stunning covered patio with cedar-lined ceiling, floor-to-ceiling stone fireplace, and a fully-equipped outdoor kitchen-perfect for hosting gatherings or relaxing in nature. The backyard, dotted with mature trees, offers an ideal canvas for a pool and your own private oasis. Mystic Shores offers first-class amenities that complement the serene Hill Country setting, completing the exceptional value of this home. Customize your dream home - all finishes, plans, and layouts are subject to change and can be tailored to meet your exact preferences. Journey Homes - Built for Whatever Comes Next.

Built in 2025

Essential Information

MLS® #	1872259
Price	\$1,422,760
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	3,341
Acres	1.78
Year Built	2025
Type	Residential

Sub-Type	Single Family Detached
Style	One Story, Texas Hill Country
Status	Active

Community Information

Address	1217 Rio Central
Area	2604
Subdivision	MYSTIC SHORES
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

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

Interior

Interior	Two Living Area, Liv/Din Combo, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Walk-In Pantry, Study/Library, Game Room, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Telephone, Walk in Closets
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Pre-Wired for Security, In Wall Pest Control, Solid Counter Tops
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room
# of Stories	1.0
Stories	1

Exterior

Exterior	4 Sides Masonry, Stone/Rock, Wood, Stucco
Lot Description	County Vlew

Roof	Metal
Construction	New
Foundation	Slab

School Information

District	Comal
Elementary	Rebecca Creek
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	June 3rd, 2025
Days on Market	145
HOA Fees	754.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Bennie Brownlee
Listing Office	Texas Land Team

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