

# \$1,095,000 - 1280 Mystic Pkwy, Spring Branch

MLS® #1872762

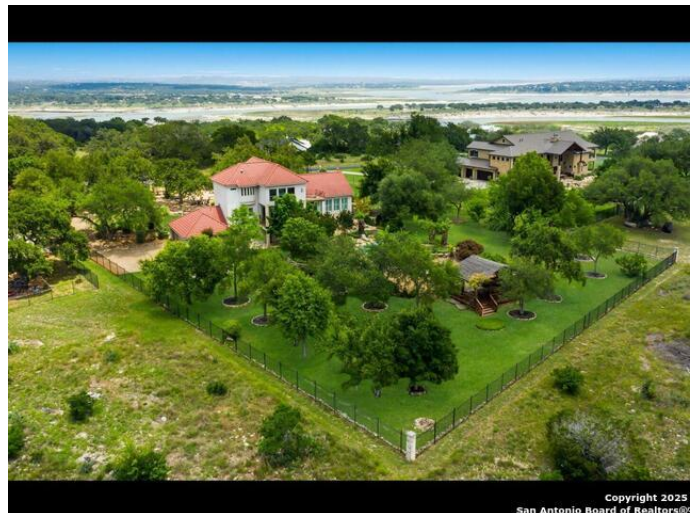
**\$1,095,000**

4 Bedroom, 4.00 Bathroom, 4,210 sqft

Residential on 1.37 Acres

Peninsula at Mystic Shores, Spring Branch, TX

Welcome to this stunning 4 bedroom, 3.5 bath, 3 CG home. This resort style home will not disappoint! It's great for entertaining, boasts a refreshing, lagoon type pool, awesome waterfalls, ponds & water features front & back, gazebo, large covered patio w/sun shades, lush landscaping, outdoor lighting, owners suite balcony to enjoy beautiful sunsets & the beauty of the TX Hill Country. Home sits on 1.37 acres in the prestigious gated Peninsula at Mystic Shores just minutes from Canyon Lake. Gourmet kitchen has a 6 burner Kitchen Aid gas cook top plus a 2 burner smooth top on the island. Downstairs has two nice size bedrooms & 2 full baths with walk-out patios. Home has a whole house vacuum, 2 fireplaces, ceiling fans throughout, whole house intercom system with indoor/outdoor speakers, full sprinkler system, wrought iron fencing around entire property replaced 2024, locked pedestrian wrought iron gate & a power driveway gate, 3 recent AC units, pool resurfaced 2024, new appliances Dec 2023, private well with 10,000 gallon storage tanks with new control pumps 2024 & so much more. Mystic Shores & it's 32 acre has amazing amenities to include a large pool, tennis, pickle ball & basketball courts, volleyball, walking trails, pavilion, picnic areas, etc. Mystic Shores has many special events, regular food trucks, special groups & activities for homeowners to participate in. Don't miss out owning a home in the Peninsula at Mystic Shores & please schedule your private viewing



for this exquisite home!

Built in 2006

### Essential Information

|                |                               |
|----------------|-------------------------------|
| MLS® #         | 1872762                       |
| Price          | \$1,095,000                   |
| Bedrooms       | 4                             |
| Bathrooms      | 4.00                          |
| Full Baths     | 3                             |
| Half Baths     | 1                             |
| Square Footage | 4,210                         |
| Acres          | 1.37                          |
| Year Built     | 2006                          |
| Type           | Residential                   |
| Sub-Type       | Single Family Detached        |
| Style          | 3 or More, Texas Hill Country |
| Status         | Active                        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1280 Mystic Pkwy           |
| Area        | 2604                       |
| Subdivision | Peninsula at Mystic Shores |
| City        | Spring Branch              |
| County      | Comal                      |
| State       | TX                         |
| Zip Code    | 78070                      |

### Amenities

|           |                                                                                                                                                                                           |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Basketball Court, BBQ/Grill, Bike Trails, Clubhouse, Controlled Access, Sports Court, Lake/River Park, Park/Playground, Pool, Tennis, Jogging Trails, Volleyball Court, Waterfront Access |
| View      | Canyon Lake                                                                                                                                                                               |
| Has Pool  | Yes                                                                                                                                                                                       |
| Pool      | In Ground Pool, Pools Sweep                                                                                                                                                               |

### Interior

|          |                                                                                                                                       |
|----------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior | One Living Area, Island Kitchen, Breakfast Bar, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main |
|----------|---------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                                                                                                                                                                                                            |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 | Level, Laundry Room, Two Eating Areas, Attic - Partially Floored, Eat-In Kitchen, Secondary Bedroom Down, Separate Dining Room, Walk in Closets, Walk-In Pantry                                                                                                                                            |
| Appliances      | Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Built-In Oven, Cook Top, Central Vacuum, Garage Door Opener, Gas Cooking, Gas Water Heater, Private Garbage Service, Self-Cleaning Oven, Security System (Owned) |
| Heating         | Central                                                                                                                                                                                                                                                                                                    |
| Cooling         | Three+ Central                                                                                                                                                                                                                                                                                             |
| Fireplace       | Yes                                                                                                                                                                                                                                                                                                        |
| # of Fireplaces | 2                                                                                                                                                                                                                                                                                                          |
| Fireplaces      | Living Room, Master Bedroom, Two                                                                                                                                                                                                                                                                           |
| Stories         | 3+                                                                                                                                                                                                                                                                                                         |

## Exterior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | 4 Sides Masonry, Stucco, Stone/Rock                                                                                                              |
| Exterior Features | Covered Patio, Deck/Balcony, Double Pane Windows, Mature Trees, Gazebo, Has Gutters, Special Yard Lighting, Sprinkler System, Wrought Iron Fence |
| Lot Description   | Mature Trees (ext feat), Level, 1 - 2 Acres, Bluff View, Canyon Lake, County View, Partially Wooded, Secluded, Water View                        |
| Roof              | Tile                                                                                                                                             |
| Construction      | Pre-Owned                                                                                                                                        |
| Foundation        | Slab                                                                                                                                             |

## School Information

|            |                 |
|------------|-----------------|
| District   | Comal           |
| Elementary | Rebecca Creek   |
| Middle     | Mountain Valley |
| High       | Canyon Lake     |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 143            |
| HOA Fees       | 725.00         |
| HOA Fees Freq. | Annually       |

## Listing Details

|               |              |
|---------------|--------------|
| Listing Agent | Brenda Brock |
|---------------|--------------|

Listing Office

Keller Williams Legacy

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