

\$145,000 - 294 River Cliff, Spring Branch

MLS® #1873173

\$145,000

Bedroom, Bathroom,
Land on 1.05 Acres

MYSTIC SHORES, Spring Branch, TX

OWNER FINANCING - \$29,100 down Mystic Shores gated Rio Central enclave is a unique place to build your dream home. This gated section of Mystic Shores has no thru traffic, paved roads, with utilities to each lot. Build now or later. This lot has gorgeous views, huge majestic oaks and a level build site. Amenities include lakeside park/pool (24 acre park), clubhouse, sports courts, boat ramp, RV parking, nature preserve (100 acres), and more. GREAT Comal County schools, CISD!!

Lot Features: Frontage Length: 130' Lot

Depth: 350' Frontage Type: Private Paved Street Land Info: Lot Description:

Undeveloped, Partial Cleared Lot Size Acres:

1.05 Topography: Level, Gentle Slope, Rolling, Hilly, Rocky Lot Size Square Feet: 45,738

Homeowners Association: AssociatYes

Association Fee: \$775 Association Fee

Frequency: Annually Calculated Total Monthly

Association Fees: \$65 Association Name:

MYSTIC SHORES HOA, (Unit 21 - Rio Central) Other Property Info: Annual Tax

Amount: \$2,043 County: Comal Directions:

From HWY 281 Go East, To FM 306, Travel

To Mystic Parkway Turn Left, Right into Rio

Central Restrictions: Cannot Be Subdivided,

Use Restrictions, No Mnft Homes Source

Property Type: Land/Lot Area: 2604 Parcel

Number: 360150232700 Property Location: In

Subdivision, Bluff View, Hill Country View,

Water View, Country View, Gently Rolling,

Sloping, Level, Canyon Lake Subdivision:

MYSTIC SHORES/MYSTIC SHORES RIO



CENTRAL Lot Number: 2327 School
Information: Elementary School: Hoffman Lane
High School: Smithson Valley Middle School:
Smithson Valley School District: Comal ISD
Amenities and Community Features:
Playground/Park Controlled Access

Essential Information

MLS® #	1873173
Price	\$145,000
Acres	1.05
Type	Land
Sub-Type	Residential Lot
Status	Active

Community Information

Address	294 River Cliff
Area	2604
Subdivision	MYSTIC SHORES
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Amenities	Boat Ramp, Clubhouse, Playground/Park, Pool, Other
Utilities	Water System, Electric, Telephone

Exterior

Lot Description	Undeveloped, Partial Cleared
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School Information

District	Comal
Elementary	Rebecca Creek
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	June 5th, 2025
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Days on Market 143

Zoning NA

Listing Details

Listing Agent Dustin Tucker

Listing Office ByOwner.com

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