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

MLS® #1873173

\$145,000

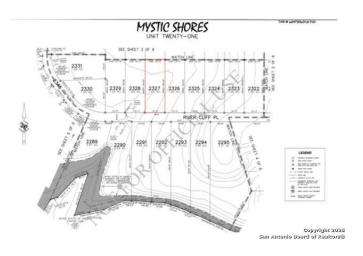
Bedroom, Bathroom, Land on 1.05 Acres

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 Mnfct 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

School Information

District Comal

Elementary Rebecca Creek
Middle Mountain Valley

High Canyon Lake

Additional Information

Date Listed June 5th, 2025

Days on Market 143 Zoning NA

Listing Details

Listing Agent Dustin Tucker
Listing Office ByOwner.com

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