

\$1,730,000 - 195 Desert Flower, Spring Branch

MLS® #1873284

\$1,730,000

6 Bedroom, 5.00 Bathroom, 4,357 sqft

Residential on 4.55 Acres

River Crossing, Spring Branch, TX

Ask about a 1:1 Buydown and No Fees on Refinance with Preferred Lender Discover unparalleled Hill Country living in River Crossing, one of Spring Branch's premier private golf course communities. On a rare double lot totaling 4.55 acres (Lot 151/2.09ac, Lot 150/2.46ac) this gated and fully fenced in estate offers complete privacy & the ability to build a second full residence. Located just 30 miles N of San Antonio, the property is surrounded by scenic beauty, mature oak trees, & sweeping Hill Country views. This fully remodeled 4,357 SF ft transitional-style home features 6 bedrooms and 5 bathrooms, showcasing updated finishes & high-end design throughout. An open-concept layout seamlessly connects the living, dining, and kitchen areas under soaring ceilings w/wood beams, wide-plank floors, and a floor-to-ceiling stone fireplace. Premium Anderson windows flood the space w/natural light & frame views of the expansive grounds. The show-stopping kitchen includes quartz countertops, center island w/gas cooktop, 2-toned cabinetry, a pantry & a complete suite of new built-in appliances. Just off the kitchen a formal dining space for effortless entertaining. A private upstairs primary suite is nestled in the treetops with vaulted ceiling. A spa-like ensuite includes a soaking tub, oversized walk-in shower, & double vanity. Four guest rooms on the 1st floor, on one side you have 2 rooms, a full bath and a separate living space. Each additional bedroom includes a dedicated full



bath. Outdoor living takes center stage w/a resort-style pool & spa featuring cascading waterfalls, surrounded by native landscape & rock outcroppings. A detached guest cabana creates the ideal retreat. The expansive covered patio features a full outdoor kitchen, alfresco dining, chef's bar, and cozy fireplace for year-round enjoyment. Additional highlights include a 3-car garage w/attic storage, a new 2-car garage/workshop, propane water heaters, full security & fire monitoring systems, two-zone whole-home audio, & location within top-rated Comal ISD.

Built in 2003

Essential Information

MLS® #	1873284
Price	\$1,730,000
Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	4,357
Acres	4.55
Year Built	2003
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Contemporary
Status	Active

Community Information

Address	195 Desert Flower
Area	2613
Subdivision	River Crossing
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Amenities	Pool, Clubhouse, Golf Course
Has Pool	Yes
Pool	In Ground Pool, Hot Tub

Interior

Interior	Three Living Area, Separate Dining Room, Island Kitchen, Breakfast Bar, Walk-In Pantry
Appliances	Ceiling Fans, Washer, Dryer
Heating	Central, 3+ Units
Cooling	Three+ Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One
# of Stories	2.0
Stories	2

Exterior

Exterior	Stone/Rock, Stucco
Lot Description	Cul-de-Sac/Dead End, 2 - 5 Acres
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Bill Brown
Middle	Smithson Valley
High	Smithson Valley

Additional Information

Date Listed	June 6th, 2025
Days on Market	142
HOA Fees	250.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Megan Willis
Listing Office	Compass RE Texas, LLC.

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