

\$899,000 - 117 Sabella, Spring Branch

MLS® #1873386

\$899,000

4 Bedroom, 4.00 Bathroom, 3,213 sqft

Residential on 1.10 Acres

CASCADA At CANYON LAKE, Spring Branch, TX

Stunning Custom Anderson Preiss Home in the Heart of the Texas Hill Country. Ideally situated between San Antonio, Austin, and New Braunfels, this beautifully designed 3,273 sq. ft. home offers the perfect blend of luxury, functionality, and Hill Country charm. The spacious and thoughtfully crafted floor plan includes four generously sized bedrooms, 3.5 bathrooms, and a three-car garage. The elegant owner's suite features ample space for a sitting area or home office, along with dual walk-in closets-one offering extensive storage. The en-suite bath showcases his-and-hers vanities, a soaking tub, and an expansive walk-through shower for a truly serene retreat. Out back, a large brick-lined covered patio with a cozy fireplace sets the stage for year-round entertaining or quiet evenings under the stars. Enjoy easy access to parks, dining, and the natural beauty of nearby Canyon Lake-this home is the perfect blend of peaceful living and modern convenience.

Built in 2021

Essential Information

MLS® #	1873386
Price	\$899,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3



Half Baths	1
Square Footage	3,213
Acres	1.10
Year Built	2021
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	117 Sabella
Area	2604
Subdivision	CASCADA At CANYON LAKE
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Amenities	Controlled Access, Park/Playground, Jogging Trails, Bike Trails, BBQ/Grill, Guarded Access
Pool	None

Interior

Interior	One Living Area, Separate Dining Room, Eat-In Kitchen, Island Kitchen, Walk-In Pantry, Study/Library, Utility Room Inside, High Ceilings, Open Floor Plan, Cable TV Available, Laundry Main Level, Laundry Room, Walk in Closets, Attic - Attic Fan
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Smoke Alarm, Electric Water Heater, Garage Door Opener, Plumb for Water Softener, Solid Counter Tops, City Garbage service, Attic Fan, Custom Cabinets
Heating	Central
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Wood Burning, Other, Stone/Rock/Brick, Two
# of Stories	1.0

Stories 1

Exterior

Exterior Brick, Stone/Rock, Stucco
Exterior Features Covered Patio
Roof Composition
Construction Pre-Owned
Foundation Slab

School Information

District Comal
Elementary Rebecca Creek
Middle Mountain Valley
High Canyon Lake

Additional Information

Date Listed June 6th, 2025
Days on Market 142
HOA Fees 660.00
HOA Fees Freq. Annually

Listing Details

Listing Agent Melissa Burns
Listing Office Keller Williams Heritage

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