

\$1,207,810 - 505 Rio Ridge, Spring Branch

MLS® #1873391

\$1,207,810

4 Bedroom, 4.00 Bathroom, 3,211 sqft
Residential on 1.05 Acres

MYSTIC SHORES, Spring Branch, TX

TO BE BUILT - Journey Homes Custom Contemporary home in the gated Rio Central section of Mystic Shores. Introducing an exceptional opportunity to build a one-story custom contemporary by Journey Homes, perfectly situated on a sprawling 1.6 acre, flat lot in the coveted Mystic Shores community. This thoughtfully designed 3-bedroom, 3.5-bath residence with a 3-car garage spans 3,211 square feet of luxurious living space. The striking entrance makes an immediate impression with 8-foot double doors, setting the tone for the exquisite craftsmanship and upscale finishes found throughout. Soaring ceilings, abundant natural light, an open-concept living area-perfectly blending comfort with sophistication. A private study with double doors offers a quiet retreat for work or reading, while the expansive living, dining, and kitchen areas provide effortless flow for entertaining. The gourmet kitchen is a chef's dream, featuring JennAir appliances, oversized island with breakfast bar, electric cooktop, stainless steel refrigerator, walk-in pantry, deep sink, and custom cabinetry. The adjacent dining area shines with backyard views and an adjacent full wet bar. The primary suite is a serene escape, complete with a sitting area overlooking the majestic views. The spa-like bath includes a free-standing tub, walk-in shower, and a showstopping custom closet for ultimate organization and luxury. Two spacious guest suites each offer their own private full baths,



ensuring comfort and privacy for family and visitors alike. A separate game/media room adds even more versatility. The level backyard offers an ideal canvas for a pool and your own private oasis. Mystic Shores offers first-class amenities like a 20 acre waterfront park and a 215 acre nature reserve that complement the serene Hill Country setting. Customize your dream home - all finishes, plans, and layouts are subject to change and can be tailored to meet your exact preferences. Journey Homes - Built for Whatever Comes Next.

Built in 2025

Essential Information

MLS® #	1873391
Price	\$1,207,810
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,211
Acres	1.05
Year Built	2025
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Texas Hill Country
Status	Active

Community Information

Address	505 Rio Ridge
Area	2604
Subdivision	MYSTIC SHORES
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Amenities	Controlled Access, Waterfront Access, Pool, Tennis, Clubhouse,
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Park/Playground, Jogging Trail, Basketball Court, Volleyball Court
Pool None

Interior

Interior Two Living Area, Liv/Din C
Island Kitchen, Walk-In Pantry
Inside, 1st Floor Lvl/No Steps
Available, High Speed Internet
Level, Laundry Room, Telephone

Appliances Ceiling Fans, Washer Connected
Oven, Self-Cleaning Oven,
Dishwasher, Ice Maker Connected
Control, Solid Counter Tops

Heating Central
Cooling One Central
Fireplace Yes
of Fireplaces 1
Fireplaces Living Room
of Stories 1.0
Stories 1

Exterior

Exterior 4 Sides Masonry, Stone/Rock, Wood, Stucco
Lot Description County View
Roof Metal
Construction New
Foundation Slab

School Information

District Comal
Elementary Rebecca Creek
Middle Mountain Valley
High Canyon Lake

Additional Information

Date Listed June 3rd, 2025
Days on Market 145
HOA Fees 754.00
HOA Fees Freq. Annually



Listing Details

Listing Agent	Bennie Brownlee
Listing Office	Texas Land Team

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