

\$225,000 - 161 Puzzle Pass, Spring Branch

MLS® #1873616

\$225,000

Bedroom, Bathroom,
Land on 1.38 Acres

Mystic Shores, Spring Branch, TX

Discover this exceptional 1.38-acre lot nestled in the exclusive, gated community of The Peninsula at Mystic Shores. Boasting a gentle slope adorned with mature trees, this property offers serene water views of Canyon Lake. It's an ideal setting for your custom dream home or a tranquil weekend retreat. Residents of The Peninsula enjoy private access to underground utilities, paved roads, and the security of a gated entry. As part of the larger Mystic Shores community, property owners have access to a wealth of amenities, including: Community Center, Swimming Pools, Tennis, Pickleball, and Basketball Courts Sand Volleyball Courts, Walking Trails, Pavilion with Outdoor Kitchen, RV and Boat Storage Facility, 140-Acre Nature Preserve, Community Boat Ramp and Shoreline Park. This lot is conveniently located approximately 25 miles west of New Braunfels and 45 miles north of downtown San Antonio, placing you within reach of local attractions, dining, and shopping.



Essential Information

MLS® #	1873616
Price	\$225,000
Acres	1.38
Type	Land
Sub-Type	Residential Lot
Status	Active

Community Information

Address	161 Puzzle Pass
Area	2604
Subdivision	Mystic Shores
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Amenities	Fishing, Clubhouse, Playground/Park, Neighborhood Pool, Controlled Access, Jogging Trails, Basketball Court, Lake/River Park, BBQ/Grill, Bike Trails, Dock, Lake, Boat Ramp, Tennis Courts
Utilities	Water System, Well Allowed, Electric, Telephone, Other, Cable TV
Has Pool	Yes

Exterior

Lot Description	Wooded
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School Information

District	Comal
Elementary	Rebecca Creek
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	June 6th, 2025
Days on Market	142
Zoning	RESIDENTIAL

Listing Details

Listing Agent	Teresa Heck
Listing Office	Keller Williams Heritage

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