

\$459,000 - 890 Live Oak, Spring Branch

MLS® #1873746

\$459,000

3 Bedroom, 3.00 Bathroom, 1,920 sqft

Residential on 0.69 Acres

CYPRESS COVE COMAL, Spring Branch, TX

Price recently reduced! Seller is offering \$5000 TOWARDS BUYER'S COSTS to help with closing! Nestled on an oversized lot in the heart of the Hill Country, this Ranch-style home with hints of Spanish inspiration, offers seclusion and timeless charm! Add in stunning views with an in-ground swimming pool and you have an irresistible combination! This home's effective age has been dramatically reduced thanks to recent renovations and improvements! Two spacious living areas are featured, one with elegant Saltillo tile flooring and a classic wood-burning fireplace as the focal point, while the other offers wood-look LVP flooring and warm inviting space for cozy gatherings. The kitchen is full of character with classic subway backsplash tile, a walk-in pantry and views of the peaceful Texas hill country! Updated stainless appliances and a peninsula countertop doubles as a breakfast bar. The kitchen is central to both dining spaces, one being more formal and one for more casual gatherings or morning coffee. Added storage space below the stair well can potentially double as a children's play area. All bedrooms are privately located upstairs, offering a quiet separation from the main living areas. Each bedroom includes a generously sized walk-in closet. The primary suite offers the most stunning panoramic hill country views - a daily reminder of the natural beauty surrounding this property! Seller is offering a complete 13 mo. home warranty package with full coverage with the Diamond Plan through



Home Warranty of America, a \$700 value!! Full stucco exterior walls provide both structural integrity as well as timeless curb appeal. Out the back door you will find a large covered deck with plenty of space for family gatherings, your own hidden resort! A dedicated pool pump house is tucked out of site along with a storage shed, and the small air-conditioned outbuilding is perfect for a workshop, home studio, gym or flex space to suit your needs. Upgraded plumbing fixtures included are soft close toilets and a water softener system, ideal for protecting your plumbing and extending the life of your appliances. Additionally a professionally installed security system has been provided for elevated safety and comfort. The neighborhood provides access to the Guadalupe River, feeding Canyon Lake. Amenities included a swimming pool, tennis courts, park and play area, fishing pond and more! Short and long-term rentals are allowed. Centrally located to San Antonio, Boerne, Blanco, San Marcos, Gruene, or New Braunfels. No city tax! Canyon Lake is just minutes away, awaiting your fun family excursions! So whether you're watching the stars from your patio or soaking up the morning light from the upstairs windows, this home is designed to slow down time and let you live fully in the moment! A true private oasis! So get ready to fall in love with your very own slice of the Texas hill country!

Built in 1986

Essential Information

MLS® #	1873746
Price	\$459,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	1,920
Acres	0.69
Year Built	1986
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Ranch, Spanish
Status	Active

Community Information

Address	890 Live Oak
Area	2604
Subdivision	CYPRESS COVE COMAL
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Amenities	Pool, Tennis, Park/Playground, Sports Court, BBQ/Grill, Basketball Court, Boat Ramp
Parking	Two Car Garage
Has Pool	Yes
Pool	In Ground Pool

Interior

Interior	Two Living Area, Liv/Din Combo, Separate Dining Room, Two Eating Areas, Breakfast Bar, Walk-In Pantry, Utility Area in Garage, All Bedrooms Upstairs, High Ceilings, Cable TV Available, High Speed Internet, Laundry in Garage, Telephone, Walk in Closets, Attic - Access only, Attic - Partially Floored
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Built-In Oven, Stove/Range, Refrigerator, Disposal, Dishwasher, Water Softener (owned), Smoke Alarm, Security System (Owned), Electric Water Heater, Garage Door Opener, Private Garbage Service
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Family Room
# of Stories	2.0

Stories2

Exterior

Exterior4 Sides Masonry, Stucco
Exterior FeaturesPatio Slab, Covered Patio, Deck/Balcony, Chain Link Fence, Double Pane Windows, Storage Building/Shed, Mature Trees, Workshop
Lot DescriptionCounty Vlew, 1/2-1 Acre, Partially Wooded, Mature Trees (ext feat), Level
RoofComposition
ConstructionPre-Owned
FoundationSlab

School Information

DistrictComal
ElementaryRebecca Creek
MiddleMountain Valley
HighCanyon Lake

Additional Information

Date ListedJune 7th, 2025
Days on Market141
HOA Fees96.00
HOA Fees Freq. Annually

Listing Details

Listing AgentAngelyn Price
Listing OfficeKeller Williams Heritage

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