

\$171,000 - 206 Vista View Place, Spring Branch

MLS® #1875307

\$171,000

Bedroom, Bathroom,
Land on 3.00 Acres

MYSTIC SHORES, Spring Branch, TX

Discover Your Dream Homesite in Mystic Shores! Nestled in the heart of the Texas Hill Country, this stunning 3+/- acre lot in Mystic Shores offers the perfect blend of natural beauty, prime location, and top-tier amenities. Surrounded by rolling hills, limestone bluffs, and mature trees, this property is ideally situated between the Guadalupe River and Canyon Lake's north shoreline-offering breathtaking scenery and endless outdoor opportunities. Enjoy convenient access to major cities like San Antonio, Austin, and New Braunfels, as well as the charming historic towns of Gruene, Fredericksburg, Blanco, Johnson City, Boerne, and Luckenbach. Whether you're drawn to vibrant city life, boutique shopping, or the peaceful retreat of Hill Country living, this location has it all. Mystic Shores is a premier lakefront community with an array of exclusive amenities, including: Two swimming pools, tennis and basketball courts for active lifestyles, Sand volleyball courts, and playgrounds for family fun. Scenic walking trails and picnic areas with BBQ pits. A stunning nature preserve & riverfront park with panoramic views. This expansive lot offers unparalleled potential to design and build your custom dream home, surrounded by nature and luxury. Whether you envision a modern retreat, a rustic farmhouse, or a timeless estate, this property provides the perfect canvas. Don't miss the chance to claim your piece of Texas Hill Country paradise- schedule



a visit today and imagine the possibilities!

Essential Information

MLS® #	1875307
Price	\$171,000
Acres	3.00
Type	Land
Sub-Type	Residential Lot and Acreage
Status	Active

Community Information

Address	206 Vista View Place
Area	2606
Subdivision	MYSTIC SHORES
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Amenities	Boat Ramp, Clubhouse, Tennis Courts, Playground/Park, Neighborhood Pool, Lake, Jogging Trails, Water Front Access, Pool, BBQ/Grill, Basketball Court, Volleyball Court, Lake/River Park
Utilities	Water System, Electric, Telephone, Cable TV
Has Pool	Yes

Exterior

Lot Description	Undeveloped
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School Information

District	Comal
Elementary	Rebecca Creek
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	June 12th, 2025
Days on Market	136

Zoning RESIDENTIAL

Listing Details

Listing Agent Amy Black

Listing Office Kuper Sotheby's Int'l Realty

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