

\$650,000 - 108 Dahlia Pass, Spring Branch

MLS® #1885069

\$650,000

3 Bedroom, 2.00 Bathroom, 2,010 sqft
Residential on 3.01 Acres

MYSTIC SHORES, Spring Branch, TX

Welcome to your dream retreat in the heart of the Texas Hill Country. Set on 3 fully fenced acres, this turnkey property offers the perfect combination of comfort, functionality, and natural beauty. The 2,010 sq ft home features a well-designed split floor plan with 3 bedrooms and 2 bathrooms, including walk-in showers in both baths and a spacious primary suite with dual sinks. Large windows throughout the home provide stunning views of the surrounding acreage and mature trees, filling the space with natural light and a sense of tranquility. The property features a 42x26 metal building currently used for 2 horses, with attached 12x26 run-in stall (convertible to two 12x13's), separate enclosed hay storage area, large tack room, water and electric. This building can also be used for MULTI PURPOSE storage or workspace, as well as for other animals enrolled in 4-H and FFA school sponsored programs.. The land is perimeter fenced with durable pipe rail and woven wire, plus electric tape cross fencing for added safety and flexibility. Equestrians will appreciate the 100' x 200' natural footing riding area, ideal for training or leisurely rides. The level lot is shaded by beautiful, mature trees, offering a peaceful and picturesque setting that's rare to find. Whether you're riding in the pasture, taking in the view from the comfort of your living room, or simply enjoying the quiet, this property has everything you need to live the Hill Country lifestyle. Located in Mystic Shores-one of the Hill Country's premier



communities-residents enjoy world-class amenities including two swimming pools, tennis, pickle ball, basketball, and volleyball courts, a community center, two lakeside parks with grilling and picnic areas, and a 200+ acre nature preserve. This is a rare opportunity to own a ready-to-go horse property (only 2 horses allowed for this size lot) in one of Texas's most scenic regions.

Built in 2011

Essential Information

MLS® #	1885069
Price	\$650,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,010
Acres	3.01
Year Built	2011
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Texas Hill Country
Status	Active

Community Information

Address	108 Dahlia Pass
Area	2606
Subdivision	MYSTIC SHORES
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Amenities	Pool, Tennis, Park/Playground, Jogging Trails, Sports Court, Bike Trails, BBQ/Grill, Basketball Court, Volleyball Court, Lake/River Park, Boat Ramp, Boat Dock
Parking	Two Car Garage, Attached, Side Entry

Pool	None
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Interior

Interior	One Living Area, High Ceilings, Walk in Closets
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Disposal, Dishwasher, Security System (Owned), Electric Water Heater, Garage Door Opener, Smooth Cooktop
Heating	1 Unit
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	Brick, 4 Sides Masonry
Exterior Features	Covered Patio, Mature Trees, Wire Fence, Horse Stalls/Barn
Lot Description	Corner, County Vlew, Horses Allowed, 2 - 5 Acres, Mature Trees (ext feat), Level
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Rebecca Creek
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	July 18th, 2025
Days on Market	109
HOA Fees	414.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Kimberly Gray
Listing Office	Keller Williams Heritage

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