

\$99,900 - 311 Toucan, Spring Branch

MLS® #1885606

\$99,900

Bedroom, Bathroom,
Land on 1.02 Acres

Mystic Shores, Spring Branch, TX

Great opportunity to own a level homesite in the sought-after Mystic Shores community! Take in breathtaking Hill Country views and vibrant sunsets from this spacious lot, nestled in a quiet and fast-growing part of Canyon Lake. You'll love the peaceful surroundings-quiet roads, clear night skies, and frequent visits from local deer. Mystic Shores is known for its outstanding amenities, including a waterfront park, nature trails, swimming pool, tennis/pickleball court, basketball court, boat ramp, playgrounds, and more. Build whenever you're ready-use your own builder or ask us for recommendations. Located in Comal ISD

Essential Information

MLS® #	1885606
Price	\$99,900
Acres	1.02
Type	Land
Sub-Type	Residential Lot
Status	Active

Community Information

Address	311 Toucan
Area	2604
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, BBQ/Grill, Basketball Court, Lake/River Park, Volleyball Court
Utilities	Water System, Electric, Telephone, Cable TV
Has Pool	Yes

Exterior

Lot Description	Partial Cleared
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School Information

District	Comal
Elementary	Rebecca Creek
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	July 17th, 2025
Days on Market	101
Zoning	RESIDENTIAL

Listing Details

Listing Agent	Justian Sullivan
Listing Office	Sullivan Hill Country Properti

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