

\$1,368,500 - 248 Champions, Spring Branch

MLS® #1885611

\$1,368,500

6 Bedroom, 5.00 Bathroom, 4,895 sqft

Residential on 1.50 Acres

RIVER CROSSING, Spring Branch, TX

CUSTOM BUILT MCNAIR HOME - ABSOLUTELY STUNNING & PRICED TO SELL - DON'T WAIT!! THIS 6 BED / 4.5 BATH / 3-CAR GARAGE ON 1.5 ACRES BACKING TO A SERENE GREENBELT - YOUR DREAM HOME IS HERE! INDULGE IN LUXURY LIVING WITH A MEDIA ROOM, WET BAR, GAME ROOM, OUTDOOR KITCHEN & MORE - ENTERTAINER'S PARADISE! COOL OFF IN YOUR PRIVATE POOL OR RELAX ON THE BALCONY OVERLOOKING THE HILL COUNTRY - PURE BLISS! MINUTES FROM MAJOR FREEWAYS - CONVENIENT ACCESS TO EVERYTHING YOU NEED! SPACE, STYLE, LOCATION, AND AMENITIES GALORE - THIS HOME HAS IT ALL! ACT FAST - THIS ONE WON'T LAST LONG! RUN, DON'T WALK - YOUR DREAM HOME IS WAITING!!

Built in 2017

Essential Information

MLS® #	1885611
Price	\$1,368,500
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,895
Acres	1.50



Year Built	2017
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Active

Community Information

Address	248 Champions
Area	2613
Subdivision	RIVER CROSSING
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Amenities	Park/Playground, Jogging Trails, Bike Trails, Sports Court, Golf Course, Lake/River Park, Pool, Tennis, Waterfront Access
Has Pool	Yes
Pool	AdjoiningPool/Spa, Hot Tub, In Ground Pool, Pool is Heated

Interior

Interior	Eat-In Kitchen, Breakfast Bar, Walk-In Pantry, Utility Room Inside, High Ceilings, Open Floor Plan, Cable TV Available, Laundry Main Level, Three Living Area, Game Room, High Speed Internet, Island Kitchen, Laundry Room, Media Room, Secondary Bedroom Down, Separate Dining Room, Study/Library, Walk in Closets
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Built-In Oven, Gas Cooking, Disposal, Dishwasher, Security System (Owned), Chandelier, Cook Top, Central Vacuum, Double Ovens, Electric Water Heater, Garage Door Opener, Ice Maker Connection, Microwave Oven, Plumb for Water Softener, Private Garbage Service, Pre-Wired for Security, Self-Cleaning Oven, Water Softener (owned), Solid Counter Tops, Smoke Alarm, Vent Fan, Wet Bar
Heating	Central
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2.0

Stories	2
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Exterior

Exterior	Stucco
Exterior Features	Bar-B-Que Pit/Grill, Covered Patio, Double Pane Windows, Deck/Balcony, Has Gutters, Outdoor Kitchen, Sprinkler System, Mature Trees
Lot Description	1 - 2 Acres, Bluff View, County Vlew, On Greenbelt
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Bill Brown
Middle	Smithson Valley
High	Smithson Valley

Additional Information

Date Listed	July 20th, 2025
Days on Market	98
HOA Fees	330.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Diana Myhre
Listing Office	Home Team of America

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