

\$430,000 - 1620 Point Vw, Spring Branch

MLS® #1889107

\$430,000

3 Bedroom, 3.00 Bathroom, 1,943 sqft
Residential on 0.91 Acres

CYPRESS COVE, Spring Branch, TX

****SELLER OFFERING 5K BUYER**

CONCESSION W/ACCEPTABLE OFFER!**

If you've been searching for a home that offers peace, privacy, and pride of ownership, your search stops here! This meticulously cared-for 3-bedroom, 2.5-bath, 1,943 sq. ft. home sits on a beautifully manicured 0.91-acre lot in the highly desirable Cypress Cove community near Canyon Lake. This property is move-in ready and perfectly combines comfort, convenience, and Hill Country charm. Just a short drive from shopping, dining, and major highways, it offers the best of both worlds-peaceful living with easy access to modern amenities. Interior Features: Open and Inviting Layout: The spacious living room with high ceilings and a cozy wood-burning fireplace flows seamlessly into the dining area and kitchen. Chef-Ready Kitchen: Equipped with a self-cleaning oven, stove/range, microwave, dishwasher, disposal, and nearly \$5K refrigerator-all included! Main-Level Primary Suite: Spacious full bath and walk-in shower. Upstairs Bedrooms & Loft: Two generously sized secondary bedrooms plus a loft offer flexibility for family, guests, or a home office. Convenience Upgrades: Water softener and plenty of storage throughout. Exterior Features: Private and Peaceful Setting: Nearly an acre (0.91 lot size) of mature trees frame this large lot, providing a serene Hill Country atmosphere. Oversized Detached Garage: Ideal for parking, storage, or even a workshop. Outdoor Living: Room



to create the backyard of your dreams-add a pool, firepit, garden, or enjoy the outdoor living space that is already here! Community Perks: Neighborhood Amenities: Sports court, playground, and a boat ramp to Canyon Lake!
Low HOA Fee: Only \$135/year

Built in 2004

Essential Information

MLS® #	1889107
Price	\$430,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,943
Acres	0.91
Year Built	2004
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Active

Community Information

Address	1620 Point Vw
Area	2604
Subdivision	CYPRESS COVE
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Amenities	Tennis, Park/Playground, Sports Court, Basketball Court, Boat Ramp
Parking	One Car Garage, Detached
Pool	None

Interior

Interior	One Living Area, Separate Dining Room, Walk-In Pantry, Loft, High Ceilings
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Self-Cleaning Oven, Microwave Oven, Stove/Range, Refrigerator, Disposal, Dishwasher, Water Softener (owned), Security System (Owned), Electric Water Heater, Garage Door Opener
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room, Wood Burning
# of Stories	2.0
Stories	2

Exterior

Exterior	Stone/Rock, Siding, Cement Fiber
Lot Description	Mature Trees (ext feat), 1/2-1 Acre, County Vlew
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Call District
Middle	Call District
High	Call District

Additional Information

Date Listed	August 1st, 2025
Days on Market	86
HOA Fees	135.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Denese Harris
Listing Office	eXp Realty

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