

# \$749,000 - 7040 Old Spring Branch, Spring Branch

MLS® #1889167

## \$749,000

4 Bedroom, 4.00 Bathroom, 3,035 sqft  
Residential on 1.71 Acres

RIVERMONT, Spring Branch, TX

This beautifully crafted custom home sits on nearly 2 acres and offers a perfect blend of quality, comfort, and Hill Country charm. Thoughtfully designed with knotty pine interior doors, rich oak kitchen cabinetry, and engineered hardwood flooring on the main level, this home exudes warmth and character.

Enjoy the natural beauty of tongue-and-groove wood ceilings in both the living room and covered porches. Two high-efficiency 18-SEER HVAC systems and a Wi-Fi-enabled thermostat ensure year-round comfort. The kitchen includes gas cooking, double built-in ovens, and a built-in microwave-perfect for any home chef. The living room features a unique wood-burning fireplace with blowers that can be ducted into the HVAC system for whole-house heating. A built-in cooking shelf and hanging pot hook add a rustic touch for cozy indoor meals. The spacious primary suite is located on the main floor and includes a well-appointed bath and large walk-in closet. Additional features include a Wi-Fi-enabled water heater, water softener with filtration system, energy-efficient crank-out double-pane windows, and solar panels for added energy savings. A water storage tank is connected to the private well, ensuring a reliable water supply. Covered front and back porches provide peaceful spots to relax and enjoy the natural surroundings, including a covered BBQ cooking area off the back porch-ideal for outdoor entertaining. The property is fully fenced, offering added privacy



and security. This property is within walking distance to the brand-new community pool and a private six-acre river park that features 1/4 mile of frontage along the Guadalupe River. It's the perfect place to BBQ, swim, relax in the water, or simply unwind in nature. Property Owners Association amenities also include a second swimming pool and sport courts-offering a complete Hill Country lifestyle for recreation and relaxation. Located in the award winning Comal ISD and State Champion Football- Smithson Valley High School. While maintaining a country like feel, this home is 15 minutes from HEB, Home Depot, Walmart, and many local and chain restaurants.

Built in 2019

**Essential Information**

|                |                                            |
|----------------|--------------------------------------------|
| MLS® #         | 1889167                                    |
| Price          | \$749,000                                  |
| Bedrooms       | 4                                          |
| Bathrooms      | 4.00                                       |
| Full Baths     | 3                                          |
| Half Baths     | 1                                          |
| Square Footage | 3,035                                      |
| Acres          | 1.71                                       |
| Year Built     | 2019                                       |
| Type           | Residential                                |
| Sub-Type       | Single Family Detached                     |
| Style          | Two Story, Traditional, Texas Hill Country |
| Status         | Active                                     |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 7040 Old Spring Branch |
| Area        | 2602                   |
| Subdivision | RIVERMONT              |
| City        | Spring Branch          |
| County      | Comal                  |

|          |       |
|----------|-------|
| State    | TX    |
| Zip Code | 78070 |

### **Amenities**

|           |                                                                                           |
|-----------|-------------------------------------------------------------------------------------------|
| Amenities | Pool, Tennis, Park/Playground, Sports Court, BBQ/Grill, Basketball Court, Lake/River Park |
| Parking   | Two Car Garage, Detached                                                                  |
| Pool      | None                                                                                      |

### **Interior**

|                 |                                                                                                                                                                                                                                                                                                                                                                                          |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior        | Two Living Area, Separate Dining Room, Island Kitchen, Utility Room Inside, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Telephone, Walk in Closets, Attic - Partially Floored                                                                                                                                                                          |
| Appliances      | Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Smoke Alarm, Electric Water Heater, Garage Door Opener, Plumb for Water Softener, Solid Counter Tops, Double Ovens, Custom Cabinets, 2+ Water Heater Units, Private Garbage Service, Down Draft |
| Heating         | Central, 2 Units                                                                                                                                                                                                                                                                                                                                                                         |
| Cooling         | Two Central                                                                                                                                                                                                                                                                                                                                                                              |
| Fireplace       | Yes                                                                                                                                                                                                                                                                                                                                                                                      |
| # of Fireplaces | 1                                                                                                                                                                                                                                                                                                                                                                                        |
| Fireplaces      | One, Living Room, Wood Burning                                                                                                                                                                                                                                                                                                                                                           |
| # of Stories    | 2.0                                                                                                                                                                                                                                                                                                                                                                                      |
| Stories         | 2                                                                                                                                                                                                                                                                                                                                                                                        |

### **Exterior**

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior          | Stone/Rock, Cement Fiber                                                      |
| Exterior Features | Covered Patio, Deck/Balcony, Partial Fence, Double Pane Windows, Mature Trees |
| Lot Description   | Corner, 1 - 2 Acres, Partially Wooded                                         |
| Roof              | Composition                                                                   |
| Construction      | Pre-Owned                                                                     |

### **School Information**

|            |                 |
|------------|-----------------|
| District   | Comal           |
| Elementary | Arlon Seay      |
| Middle     | Spring Branch   |
| High       | Smithson Valley |

## **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 86               |
| HOA Fees       | 327.00           |
| HOA Fees Freq. | Annually         |

## **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Agent  | Leigh Neves              |
| Listing Office | Keller Williams Heritage |

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