

\$229,000 - 228 Enigma Ave, Spring Branch

MLS® #1889934

\$229,000

Bedroom, Bathroom,
Land on 2.12 Acres

MYSTIC SHORES, Spring Branch, TX

blank canvas. 1) A situation or object in which nothing has yet been planned, so that someone is free to decide what should happen or be done. 2) 228 Enigma Ave. ----- 228 Enigma Ave truly defines a blank canvas. This semi-wooded 2.12 acre lot awaits you to build your dream home, pool, barn, play area and other fun stuff. The meandering trail will lead you through various species of trees native to Texas including the Mountain Cedar, Post Oak, Live Oak, the colorful Texas Red Oak and Texas Mountain Laurels. The level section (already cleared) of the lot allows for multiple home sites with vast Hill Country views. Views of the Guadalupe River are amazing at normal water levels. Bigger river views are possible with some additional tree trimming. The most spectacular sunsets are not to be missed from this beautiful tract of land. Take advantage of the natural limestone rock which is perfect to repurpose for landscape. Discover privacy, quietness and beauty like no other lot in Mystic Shores. Relaxation from the city bustle sets in as one passes through the gated section of The Peninsula. Security, serenity and seclusion best describe the community of The Peninsula. The nature preserve-like surroundings of this neighborhood offer sightings of White-tailed deer, Axis deer, turkey, raccoons, fox and even the occasional elusive bobcat and Texas Ring Tailed Cat. No city property tax is always a nice benefit. ----- The communities of Mystic Shores offer some of the best amenities in The Hill Country.



"Lake Park" boasts of an Olympic Youth size swimming pool, kiddie pool, tennis/pickle ball courts, a basketball court, playground, sand volleyball courts, concrete walking path, party pavilion and BBQ grills with picnic tables along the North Shore of Canyon Lake. There is a second swimming pool and pool house at Dodder Park. "Shoreline Park" located near the lake boat ramp also offers BBQ grills along with picnic tables. "North Park" is another large park area offering a second pavilion. A secure access RV/Boat storage facility is provided for use by property owners residing in Mystic Shores. ----- Mystic Shores consists of 7000 acres of the once historic 711 Ranch. The community features a private resident/guest only access to a 150 acre nature preserve with a park situated along The Upper Guadalupe River. BBQ pits, picnic tables and plenty of fish to be caught. The Community Center has a combination of meeting rooms, exercise facilities, caterer's kitchen, and rooms designed to accommodate large groups. ----- Mystic Shores is a short drive to plenty of shopping, restaurants, entertainment, golf courses, Canyon Lake High School, the Guadalupe River and Canyon Lake (the cleanest, clearest, coldest water in Texas). An easy commute to New Braunfels, Gruene, San Marcos, Bulverde and San Antonio. 228 Enigma Ave - Come splash some color onto this blank canvas with your paint brush of dreams!

Essential Information

MLS® #	1889934
Price	\$229,000
Acres	2.12
Type	Land
Sub-Type	Residential Lot and Acreage
Status	Active

Community Information

Address	228 Enigma Ave
Area	2604
Subdivision	MYSTIC SHORES
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Amenities	Boat Ramp, Fishing, Clubhouse, Tennis Courts, Playground/Park, Neighborhood Pool, Controlled Access, Stream/River, Lake, Water Front Access, Pool, Bike Trails, BBQ/Grill, Basketball Court, Volleyball Court, Dock
Utilities	Water System, Electric, Telephone, Cable TV, Other
Has Pool	Yes

Exterior

Lot Description	Wooded, Partial Cleared, Other
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School Information

District	Comal
Elementary	Call District
Middle	Call District
High	Canyon Lake

Additional Information

Date Listed	August 4th, 2025
Days on Market	83
Zoning	RESIDENTIAL

Listing Details

Listing Agent	Michael Glover
Listing Office	Keller Williams Heritage

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