

# \$1,150,001 - 3079 Campestres, Spring Branch

MLS® #1890682

**\$1,150,001**

4 Bedroom, 3.00 Bathroom, 3,133 sqft

Residential on 1.01 Acres

CASCADA AT CANYON LAKE, Spring Branch, TX

Welcome to your dream home! Step into this stunning 4-bedroom, 3-bathroom masterpiece spanning an impressive 3,200 square feet of modern luxury. Nestled on a spacious 1-acre lot, this property offers privacy and tranquility, promising the perfect escape from the hustle and bustle of everyday life. From the moment you walk in, you'll be captivated by the top-of-the-line finish-out and the seamless flow of tile throughout the entire home. The expansive layout is designed to maximize both comfort and functionality, catering to the needs of today's families. The heart of this home is undoubtedly the chef's kitchen, boasting gas cooking and a walk-in butler's pantry. This culinary haven is perfect for both casual meals and entertaining guests, ensuring you have everything you need right at your fingertips. Relax and unwind in the large private master suite. Designed as a serene retreat, it provides a personal sanctuary within your home, offering peace and relaxation after a long day. Extend your living space outdoors onto the large covered patio. Whether you're hosting a summer barbecue or enjoying a quiet evening under the stars, this area is perfect for all your entertaining needs. This brand new home is an extraordinary blend of modern design, exquisite finishes, and thoughtful layout, ready for you to create lasting memories. Don't miss this rare opportunity to own a piece of luxury and comfort. Schedule your private tour today!



Built in 2024

Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 1890682                 |
| Price          | \$1,150,001             |
| Bedrooms       | 4                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 3                       |
| Square Footage | 3,133                   |
| Acres          | 1.01                    |
| Year Built     | 2024                    |
| Type           | Residential             |
| Sub-Type       | Single Family Detached  |
| Style          | One Story, Contemporary |
| Status         | Active                  |

Community Information

|             |                        |
|-------------|------------------------|
| Address     | 3079 Campestres        |
| Area        | 2604                   |
| Subdivision | CASCADA AT CANYON LAKE |
| City        | Spring Branch          |
| County      | Comal                  |
| State       | TX                     |
| Zip Code    | 78070                  |

Amenities

|           |                   |
|-----------|-------------------|
| Amenities | Controlled Access |
| Parking   | Two Car Garage    |
| Has Pool  | Yes               |
| Pool      | In Ground Pool    |

Interior

|            |                                                                                                                                                                                                                      |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior   | One Living Area, Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Walk-In Pantry, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, All Bedrooms Downstairs, Walk in Closets |
| Appliances | Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Gas Cooking, Disposal, Dishwasher                                                                                        |
| Heating    | Central                                                                                                                                                                                                              |
| Cooling    | One Central                                                                                                                                                                                                          |

|                 |     |
|-----------------|-----|
| Fireplace       | Yes |
| # of Fireplaces | 1   |
| Fireplaces      | One |
| # of Stories    | 1.0 |
| Stories         | 1   |

### **Exterior**

|              |                    |
|--------------|--------------------|
| Exterior     | Stone/Rock, Stucco |
| Roof         | Metal              |
| Construction | New                |
| Foundation   | Slab               |

### **School Information**

|            |                 |
|------------|-----------------|
| District   | Comal           |
| Elementary | Rebecca Creek   |
| Middle     | Mountain Valley |
| High       | Canyon Lake     |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 80               |
| HOA Fees       | 660.00           |
| HOA Fees Freq. | Annually         |

### **Listing Details**

|                |                  |
|----------------|------------------|
| Listing Agent  | Rebekah Avallone |
| Listing Office | Real Broker, LLC |

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