

\$75,000 - 161 Sunnyside, Spring Branch

MLS® #1892913

\$75,000

Bedroom, Bathroom,
Land on 0.37 Acres

CYPRESS COVE COMAL, Spring Branch, TX

Discover the perfect blend of privacy and natural beauty on this peaceful .40-acre lot, tucked away at the end of a quiet cul-de-sac. Surrounded by SOARING, mature oak trees and set in the quaint Cypress Cove neighborhood, this level (already cleared) parcel offers a rare opportunity to create your own retreat away from the noise and bustle of city life. Whether you're dreaming of a cozy cottage, a hill country home, or a custom build that embraces the landscape, this property provides a serene backdrop for relaxed living. Ideally situated in the heart of the Texas Hill Country-between San Antonio and Austin-you'll also enjoy easy access to the Guadalupe River and Canyon Lake, offering endless opportunities for boating, fishing, tubing, and exploring the outdoors. It's an ideal setting for those seeking peace, quiet, and a deeper connection to nature.

Essential Information

MLS® #	1892913
Price	\$75,000
Acres	0.37
Type	Land
Sub-Type	Residential Lot
Status	Active

Community Information

Address	161 Sunnyside
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Area	2604
Subdivision	CYPRESS COVE COMAL
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Amenities	Tennis Courts, Playground/Park, Neighborhood Pool, Pool, BBQ/Grill, Basketball Court
Utilities	Electric
Has Pool	Yes

Exterior

Lot Description	Wooded
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School Information

District	Comal
Elementary	Rebecca Creek
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	August 15th, 2025
Days on Market	72
Zoning	RESIDENTIAL

Listing Details

Listing Agent	Kimberly Gray
Listing Office	Keller Williams Heritage

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