

\$239,000 - 1456 Green Meadow, Spring Branch

MLS® #1894043

\$239,000

3 Bedroom, 2.00 Bathroom, 1,078 sqft

Residential on 0.37 Acres

CYPRESS COVE COMAL, Spring Branch, TX

Welcome to your Texas hill-country cottage in Cypress Cove! This move-in ready 3-bed, 2-bath home is situated on a beautiful spacious corner lot with mature oaks and cedar trees, with a relaxing covered front porch inviting you in! Brand new HVAC unit!! Upon entry, the open floor plan greets you along with a cozy wood-burning fireplace, perfect for Texas winters! This home has been partially updated, including granite countertops and stone backsplash tile in kitchen and both bathrooms, new hardware and lighting fixtures, and stainless steel appliances! Interior walls have been freshly painted and the entire exterior of home freshly washed. Washer, dryer and refrigerator are all available to stay with the home if the buyer wants them. Water softener is a nice extra feature, a must-have in the hill country! Through the kitchen is the entrance to the back deck where you can either relax with your morning coffee or just enjoy family gatherings with plenty of space and privacy! The property is fenced on all but one side, but may be enclosed to create more privacy! Dog door built into back door, an added convenience for your pet. This home has all you need to enjoy the full benefits of hill country living! Convenient nearby access to Boat Ramp 11 (Guadalupe River feeding into Canyon Lake) approximately a mile away! Cypress Cove amenities include a community park, swimming pool, BBQ grilling, basketball and tennis courts, and a fishing pond. Centrally located with ease of access to San



Antonio, New Braunfels, Boerne, San Marcos, Austin and the Canyon Lake Hill country area. Contact your agent to schedule your showing today, take a look around, and fall in love with your very own slice of the Texas hill country!!

Built in 2002

Essential Information

MLS® #	1894043
Price	\$239,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,078
Acres	0.37
Year Built	2002
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	1456 Green Meadow
Area	2604
Subdivision	CYPRESS COVE COMAL
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Amenities	Pool, Tennis, Park/Playground, Sports Court, BBQ/Grill, Basketball Court, Boat Ramp, Other - See Remarks
Parking	None/Not Applicable
Pool	None

Interior

Interior	One Living Area, Eat-In Kitchen, Two Eating Areas, Breakfast Bar, Utility
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Room Inside, Open Floor Plan, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry in Closet, Laundry Main Level, Walk in Closets

Appliances Ceiling Fans, Washer Connection, Dryer Connection, Washer, Dryer, Stove/Range, Refrigerator, Disposal, Dishwasher, Water Softener (owned), Smoke Alarm, Electric Water Heater, Plumb for Water Softener, Solid Counter Tops

Heating Central

Cooling One Central

Fireplace Yes

of Fireplaces 1

Fireplaces One, Living Room, Wood Burning

of Stories 1.0

Stories 1

Exterior

Exterior Cement Fiber

Lot Description Corner, County View

Roof Composition

Construction Pre-Owned

Foundation Slab

School Information

District Comal

Elementary Rebecca Creek

Middle Mountain Valley

High Canyon Lake

Additional Information

Date Listed August 19th, 2025

Days on Market 68

HOA Fees 48.00

HOA Fees Freq. Annually

Listing Details

Listing Agent Angelyn Price

Listing Office Keller Williams Heritage

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