

\$459,999 - 353 Warbler, Spring Branch

MLS® #1894354

\$459,999

4 Bedroom, 2.00 Bathroom, 2,062 sqft

Residential on 1.02 Acres

Mystic Shores, Spring Branch, TX

Welcome to hill country living at its finest. This 2062 sqft home is nestled on a peaceful and flat 1-acre lot in the prestigious Mystic Shores of Canyon Lake. Offering 4 bedrooms, 2 full baths, this residence features an open layout with stained-concrete floors throughout. Improvements such as new AC unit (2024), new hot water heater (2023), fresh exterior paint (2023), roof (2016) have been taken care of for you! This home is less than a half mile walk to the beautiful gated 140 acre nature preserve. Follow the maintained gravel road/walking trail down to the community river park at the Guadalupe River. Bring your fishing pole and look for deer antlers and wildlife along the way. Located off Hwy 306, you're just minutes from San Antonio, New Braunfels, Fredericksburg, Wimberly, Bulverde/Sprig Branch, and other Hill Country destinations. For those who value privacy, natural beauty and resort-style amenities, this home delivers! Mystic Shores amenities include two community pools, lakeside and riverside parks, sports courts (basketball, tennis, volleyball and pickle ball), community boat ramp, nature preserve, community boat/RV storage, and community exercise room. Don't miss this rare opportunity for hill country living, morning walks down to the river, and afternoons by the lake in the prestigious Mystic Shores. You won't find a better deal in this neighborhood.

Built in 2007



Essential Information

MLS® #	1894354
Price	\$459,999
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,062
Acres	1.02
Year Built	2007
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Ranch
Status	Active

Community Information

Address	353 Warbler
Area	2604
Subdivision	Mystic Shores
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Amenities	Waterfront Access, Pool, Tennis, Clubhouse, Park/Playground, Jogging Trails, Sports Court, Bike Trails, BBQ/Grill, Basketball Court, Volleyball Court, Lake/River Park, Boat Ramp
Parking	Two Car Garage
Pool	None

Interior

Interior	One Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Study/Library, Utility Room Inside, 1st Floor Lvl/No Steps, Open Floor Plan, Cable TV Available, High Speed Internet
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, Disposal, Smoke Alarm, Electric Water Heater
Heating	Heat Pump
Cooling	One Central
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Living Room
# of Stories	1.0
Stories	1

Exterior

Exterior	Brick, Cement Fiber
Exterior Features	Deck/Balcony, Sprinkler System
Lot Description	1 - 2 Acres
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Rebecca Creek
Middle	Canyon
High	Canyon Lake

Additional Information

Date Listed	August 21st, 2025
Days on Market	66
HOA Fees	440.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Cristine Martine
Listing Office	JB Goodwin, REALTORS

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