

# \$309,900 - 1229 Bob White, Spring Branch

MLS® #1894842

**\$309,900**

3 Bedroom, 2.00 Bathroom, 1,350 sqft

Residential on 0.18 Acres

CYPRESS COVE COMAL, Spring Branch, TX

Tucked in a peaceful setting near Canyon Lake, this 3-bedroom, 2-bathroom home offers the perfect balance of charm, comfort, and convenience. With beautiful curb appeal and an inviting design, it's an ideal choice whether you're searching for a permanent residence or a weekend getaway. The open layout makes entertaining easy, with a spacious living area highlighted by vaulted ceilings that create an airy, light-filled atmosphere. Flowing seamlessly into the kitchen and dining spaces, this home is designed for gatherings both large and small. A center island, stainless steel appliances, and ample cabinetry provide a stylish and functional kitchen ready for home-cooked meals or evenings with friends. The primary bedroom offers a private retreat, featuring decorated tray ceilings that add architectural elegance. Its en suite bathroom ensures comfort and convenience, while the additional bedrooms are generously sized, perfect for family, guests, or even a home office. Outdoors, the property captures the tranquility of Hill Country living with the added benefit of being just minutes from the sparkling waters of Canyon Lake. Boating, fishing, swimming, and hiking are right at your fingertips, making every weekend feel like a vacation. Whether you're envisioning lazy lake days, lively evenings with guests, or the peacefulness of everyday life in a serene community, this home offers a rare opportunity to enjoy it all.



Built in 2018

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | 1894842                |
| Price          | \$309,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,350                  |
| Acres          | 0.18                   |
| Year Built     | 2018                   |
| Type           | Residential            |
| Sub-Type       | Single Family Detached |
| Style          | One Story              |
| Status         | Active                 |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1229 Bob White     |
| Area        | 2604               |
| Subdivision | CYPRESS COVE COMAL |
| City        | Spring Branch      |
| County      | Comal              |
| State       | TX                 |
| Zip Code    | 78070              |

## Amenities

|           |                                                                                                                                              |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Pool, Tennis, Clubhouse, Park/Playground, Jogging Trails, BBQ/Grill, Basketball Court, Bike Trails, Boat Ramp, Sports Court, Lake/River Park |
| Parking   | None/Not Applicable                                                                                                                          |
| Pool      | None                                                                                                                                         |

## Interior

|            |                                                                                                                              |
|------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior   | One Living Area, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Utility Room Inside, 1st Floor Lvl/No Steps, Open Floor Plan |
| Appliances | Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Disposal, Dishwasher, Solid Counter Tops     |
| Heating    | Central                                                                                                                      |
| Cooling    | One Central                                                                                                                  |
| Fireplaces | Not Applicable                                                                                                               |

|              |     |
|--------------|-----|
| # of Stories | 1.0 |
| Stories      | 1   |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior          | Stone/Rock, Siding        |
| Exterior Features | Patio Slab, Partial Fence |
| 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 22nd, 2025 |
| Days on Market | 65                |
| HOA Fees       | 100.00            |
| HOA Fees Freq. | Annually          |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Agent  | Melinda Zeller               |
| Listing Office | Coldwell Banker D'Ann Harper |

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