

\$844,900 - 306 Toucan, Spring Branch

MLS® #1895876

\$844,900

4 Bedroom, 4.00 Bathroom, 3,109 sqft
Residential on 1.02 Acres

MYSTIC SHORES, Spring Branch, TX

Welcome Home to This stunning 4-bedroom, 3.5-bathroom Brand new home that offers 3,109 square feet of thoughtfully designed living space, blending modern finishes with timeless comfort. Step inside to find hardwood flooring throughout, high ceilings, and an open layout that's perfect for both everyday living and entertaining. At the heart of the home, the gourmet kitchen is a chef's dream with built-in stainless steel KitchenAid appliances, a hidden butler's pantry, and elegant quartz countertops. The kitchen seamlessly flows into spacious living and dining areas, all wired for surround sound and security to keep you connected and secure. The home's layout is designed for convenience and privacy, featuring a dedicated office, a Jack-and-Jill bathroom setup for the secondary bedrooms, and a luxurious owner's suite retreat that connects to the Laundry room for convenience. Upstairs, you'll also find a separate finished-out living space above the garage, perfect for guests, a game room, or media space. Out back, the covered patio is already plumbed for gas, making it easy to create your dream outdoor kitchen and entertainment area. From its stylish design to its functional extras, 306 Toucan Drive offers the perfect blend of comfort, convenience, and elegance.

Built in 2025

Essential Information



MLS® #	1895876
Price	\$844,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,109
Acres	1.02
Year Built	2025
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Split Level, Texas Hill Country
Status	Active

Community Information

Address	306 Toucan
Area	2607
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	Attached, Side Entry, Oversized
Pool	None

Interior

Interior	Two Living Area, Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Walk-In Pantry, Study/Library, Game Room, Media Room, Utility Area in Garage, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Telephone, Walk in Closets, Attic - Partially Floored
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Gas Cooking, Disposal, Dishwasher, Smoke Alarm, Pre-Wired for Security, Gas Water Heater, Garage Door Opener, Plumb for Water Softener, Solid Counter Tops, Double Ovens, Custom

	Cabinets
Heating	Central, 2 Units
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room
# of Stories	1.0
Stories	1

Exterior

Exterior	4 Sides Masonry, Stone/Rock, Stucco
Exterior Features	Covered Patio, Sprinkler System, Has Gutters, Mature Trees
Lot Description	1 - 2 Acres, Partially Wooded, Mature Trees (ext feat), Level
Roof	Composition
Construction	New
Foundation	Slab

School Information

District	Comal
Elementary	Mountain Valley
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	August 26th, 2025
Days on Market	71
HOA Fees	414.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Gerard Montenegro
Listing Office	Vista Realty

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