

\$395,000 - 1283 Whispering Water, Spring Branch

MLS® #1896569

\$395,000

3 Bedroom, 2.00 Bathroom, 1,700 sqft

Residential on 1.89 Acres

GUADALUPE RIVER ESTATES, Spring Branch, TX

EXCEPTIONAL OPPORTUNITY TO OWN A PIECE OF THE TEXAS HILL COUNTRY! LOCATED IN THE HIGHLY DESIRED COMMUNITY OF GUADALUPE RIVER ESTATES. THIS CORNER LOT, ONE STORY, STEPS AWAY FROM THE RIVER IS A MUST SEE. TOGETHER WITH THE GORGEOUS VIEWS OF THE GUADALUPE RIVER THIS HOME FEATURES APPROXIMATELY 1,700 SQUARE FEET OF HILL COUNTRY LIVING AND ENTERTAINING. NEW OWNERS WILL ENJOY RIVER ACCESS, QUIET TEXAS STAR LIT SKIES AND EARLY MORNING SUNRISE WALKS. COMPLETE WITH THREE BEDROOMS, TWO FULL BATHS, AND CUSTOM PATTERN WOOD AND TILE FLOORING THROUGHOUT. THIS LOW MAINTAINCE PROPERTY IS A PERFECT SECOND HOME OR THAT PRIMARY RETREAT RESIDENCE. NEAR MAJOR HIGHWAY 281 AND HIGHWAY 46 GIVE CITY SHOPPING AND DINING QUICK AND EASY ACCESS. SCHEDULE YOUR EXCLUSIVE SHOWCASING TODAY!!

Built in 2005

Essential Information

MLS® #	1896569
Price	\$395,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,700
Acres	1.89
Year Built	2005
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active Option

Community Information

Address	1283 Whispering Water
Area	2602
Subdivision	GUADALUPE RIVER ESTATES
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Amenities	Waterfront Access
Parking	Detached
Pool	None

Interior

Interior	One Living Area, Eat-In Kitchen, Breakfast Bar, Study/Library, Utility Room Inside, 1st Floor Lvl/No Steps, Open Floor Plan, Cable TV Available, Laundry Main Level, Laundry Room
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, Disposal
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	Stucco
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Exterior Features	Covered Patio
Lot Description	Corner
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Arlon Seay
Middle	Spring Branch
High	Smithson Valley

Additional Information

Date Listed	August 28th, 2025
Days on Market	59
HOA Fees	75.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Cali Esquivel
Listing Office	Calistro Esquivel, Broker

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