

\$2,299,000 - 1178 Mystic Pkwy, Spring Branch

MLS® #1898202

\$2,299,000

5 Bedroom, 6.00 Bathroom, 4,521 sqft

Residential on 3.62 Acres

PENINSULA AT MYSTIC SHORES, Spring Branch, TX

Experience the pinnacle of Hill Country luxury in this breathtaking custom residence, located in the prestigious gated community of The Peninsula at Mystic Shores. Set atop a private 3.62-acre hilltop lot, this immaculate two-story home blends modern elegance with comfort and functionality, offering stunning panoramic views of the Hill Country and Guadalupe River.

Step through a grand 9-foot double iron door into an open-concept floor plan designed to impress. Soaring 22-foot ceilings and a massive sliding glass door flood the living space with natural light while showcasing the tranquil scenery outside. The living room features a striking floor-to-ceiling porcelain tile fireplace, adding a sleek and sophisticated focal point to the heart of the home. Custom ceiling designs throughout the home further elevate the architectural detail and aesthetic appeal. Perfect for entertaining, the gourmet kitchen boasts a massive center island, high-end Thermador stainless steel appliances-including a professional gas cooktop and vent hood-custom cabinetry with ample storage, quartz countertops, a large pantry, and an undermount sink. The luxurious primary suite offers oversized picture windows that frame daily sunsets and breathtaking views. The spa-inspired en-suite bathroom features an expansive walk-in shower with dual rain showerheads, 12 body jets, floor-to-ceiling porcelain tile, and a stand-alone soaking tub separated by a tiled



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pony wall. Dual vanities, a dedicated makeup station, and a generous walk-in closet complete this elegant retreat. Four additional bedrooms each include walk-in closets and private en-suite bathrooms. A dedicated office space opens to the patio via a sleek sliding glass door, while the upstairs loft and media room provide additional room for relaxation or entertainment. Enjoy outdoor living at its finest with both a covered patio and upper balcony offering uninterrupted Hill Country views. The full outdoor kitchen is ideal for al fresco dining and entertaining. Additional features include a spacious 3-car garage, high-end water softener system, a WiFi-controlled irrigation system, and tankless water heater providing endless hot water. Mystic Shores residents enjoy exclusive amenities including a lakeside pool, sports courts, playground, pavilion, and private access to Canyon Lake. With close proximity to Hwy 281, San Antonio, New Braunfels, and Wimberley, this home offers an unmatched combination of luxury, privacy, and convenience.

Built in 2023

Essential Information

MLS® #	1898202
Price	\$2,299,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,521
Acres	3.62
Year Built	2023
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Contemporary

Status	Price Change
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Community Information

Address	1178 Mystic Pkwy
Area	2604
Subdivision	PENINSULA AT MYSTIC SHORES
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Amenities	Controlled Access, 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	Oversized
View	Guadalupe River
Pool	None

Interior

Interior	Two Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Media Room, Loft, Utility Room Inside, Secondary Bedroom Down, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Lower Level, Laundry Room, Walk in Closets
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Gas Grill, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Wet Bar, Vent Fan, Smoke Alarm, Pre-Wired for Security, Gas Water Heater, Garage Door Opener, Whole House Fan, Solid Counter Tops, Custom Cabinets, Carbon Monoxide Detector, 2+ Water Heater Units
Heating	Central, 3+ Units
Cooling	Three+ Central, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room, Gas, Gas Starter, Other
# of Stories	2.0
Stories	2

Exterior

Exterior	Stone/Rock, Stucco
Exterior Features	Patio Slab, Covered Patio, Bar-B-Que Pit/Grill, Deck/Balcony, Sprinkler System, Has Gutters, Outdoor Kitchen
Lot Description	County View, Water View, Partially Wooded, Mature Trees (ext feat), Level, Xeriscaped, Guadalupe River, Riverfront
Roof	Concrete
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Rebecca Creek
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	September 4th, 2025
Days on Market	52
HOA Fees	725.00
HOA Fees Freq.	Annually

Listing Details

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

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