

# \$775,000 - 155 Brushy Road Cir, Spring Branch

MLS® #1907255

**\$775,000**

4 Bedroom, 4.00 Bathroom, 2,868 sqft

Residential on 1.16 Acres

SERENITY OAKS, Spring Branch, TX

Texas character meets refined modern design on 1.16 acres in sought-after Rayner Ranch community of Spring Branch. This thoughtfully designed single-story custom home offers 4 bedrooms, 3.5 baths + private home office with upscale finishes throughout. Built with accessibility and long-term comfort in mind, the home features 42" wide hallways, ADA-compliant doors, and dual primary suites with recessed roll-in showers, grab bars, and abundant storage. The open-concept kitchen is a chef's dream with quartz counters, an oversized island with seating and built-in outlets, Rev-A-Shelf organizers, undercabinet lighting, custom cabinetry, and motion-sensor lighting in the pantry and back hall. A French-door study, formal dining with butler's pantry and dry bar, and cathedral-ceiling living room with wood beams and fireplace complete the heart of the home. Outside, a covered patio with wood ceiling overlooks a fenced yard shaded by 36 mature oak trees and accented by a greenhouse, fig trees, and solar-lit fencing. The property is casita-ready with water, sewer, and electric hookups already in place, offering room for future guest quarters, pool, or workshop. Additional highlights include 4-side masonry construction with gutters, a 500-gallon propane tank, Ring security system, water softener, RO system, tankless water heater, and an oversized side-entry garage with attic storage and insulation. Conveniently located near Canyon Lake, Guadalupe River, Bulverde, and New



Braunfels, this home provides a rare opportunity to enjoy privacy, functionality, and refined Hill Country living in a gated community with Serenity Oaks amenities.

Built in 2022

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 1907255                |
| Price          | \$775,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,868                  |
| Acres          | 1.16                   |
| Year Built     | 2022                   |
| Type           | Residential            |
| Sub-Type       | Single Family Detached |
| Style          | One Story              |
| Status         | Active                 |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 155 Brushy Road Cir |
| Area        | 2604                |
| Subdivision | SERENITY OAKS       |
| City        | Spring Branch       |
| County      | Comal               |
| State       | TX                  |
| Zip Code    | 78070               |

**Amenities**

|           |                                                                                                     |
|-----------|-----------------------------------------------------------------------------------------------------|
| Amenities | Controlled Access, Pool, Golf Course, Park/Playground, BBQ/Grill, Basketball Court, Lake/River Park |
| Parking   | Two Car Garage                                                                                      |
| View      | Guadalupe River                                                                                     |
| Pool      | None                                                                                                |

**Interior**

|                 |                                                                                                                                                                                 |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior        | One Living Area, Separate Dining Room, Eat-In Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Walk in Closets |
| Appliances      | Ceiling Fans, Washer Connection, Dryer Connection, Built-In Oven                                                                                                                |
| Heating         | Central                                                                                                                                                                         |
| Cooling         | One Central                                                                                                                                                                     |
| Fireplace       | Yes                                                                                                                                                                             |
| # of Fireplaces | 1                                                                                                                                                                               |
| Fireplaces      | One, Living Room, Wood Burning, Gas Starter                                                                                                                                     |
| # of Stories    | 1.0                                                                                                                                                                             |
| Stories         | 1                                                                                                                                                                               |

## Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior          | 3 Sides Masonry                            |
| Exterior Features | Covered Patio, Privacy Fence, Mature Trees |
| Lot Description   | Guadalupe River                            |
| Roof              | Composition                                |
| Construction      | Pre-Owned                                  |
| Foundation        | Slab                                       |

## School Information

|            |                 |
|------------|-----------------|
| District   | Comal           |
| Elementary | Rebecca Creek   |
| Middle     | Mountain Valley |
| High       | Canyon Lake     |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 44                   |
| HOA Fees       | 175.00               |
| HOA Fees Freq. | Annually             |

## Listing Details

|                |                     |
|----------------|---------------------|
| Listing Agent  | Tiffany Stevens     |
| Listing Office | Forward Real Estate |

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