

\$920,000 - 120 Mystic Shores, Spring Branch

MLS® #1907294

\$920,000

4 Bedroom, 5.00 Bathroom, 3,843 sqft
Residential on 1.01 Acres

MYSTIC SHORES, Spring Branch, TX

Some properties whisper luxury. This one makes a statement you can't ignore. Perched on a pristine 1 acre lot in the exclusive Mystic Shores enclave, this brand-new 3,843-square-foot masterpiece redefines what Canyon Lake living can be. This isn't just new construction-it's a rare convergence of coveted location, architectural sophistication, and the kind of lakeside lifestyle that discerning buyers spend years searching for. The location alone tells the story: Canyon Lake is full and thriving. Mystic Shores Park and the private boat launch? A simple walk from your front door. Wake up to mature oak trees, spend your afternoon on the water, and return home to your private sanctuary-all without the compromise that usually comes with lakeside properties. Inside, every detail has been considered: Soaring ceilings and rich wood floors create an immediate sense of grandeur. The gourmet kitchen-dressed in luminous quartz countertops-flows into a formal dining room designed for the dinner parties you've been meaning to host. Crown molding and custom wood-trimmed windows add layers of refinement that standard builder-grade homes simply can't match. Four bedrooms, each with its own en suite bathroom. No sharing. No compromises. Complete privacy for family and guests. The primary suite deserves its own mention: Beyond the luxurious bedroom lies an extraordinary sitting room wrapped in windows on three sides-flooded with natural light. Your home office. Your meditation space.



Your morning coffee sanctuary. However you envision it, this is the room that will become your favorite escape. Outdoor living, perfected: The covered back porch features an outdoor fireplace that transforms cool evenings into memorable gatherings. Your mature, landscaped acre provides both privacy and beauty-the kind of established setting that takes other properties decades to achieve. The practical luxuries: Oversized three-car garage for vehicles, toys, and storage. Generously proportioned laundry room that actually makes the task pleasant. Thoughtful floor plan that makes daily life feel effortless. This home is complete, move-in ready, and waiting for owners who appreciate the difference between merely new and truly exceptional. In Mystic Shores, where prime properties rarely surface, this is your moment.

Built in 2022

Essential Information

MLS® #	1907294
Price	\$920,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,843
Acres	1.01
Year Built	2022
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Traditional, Ranch
Status	Active

Community Information

Address	120 Mystic Shores
Area	2607

Subdivision	MYSTIC SHORES
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Amenities	Waterfront Access, Boat Ramp, Lake/River Park
View	Canyon Lake
Pool	None

Interior

Interior	One Living Area, Separate Dining Room, Eat-In Kitchen, Island Kitchen, Walk-In Pantry, Study/Library, Media Room, Utility Room Inside, High Ceilings, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Room, Walk in Closets, Attic - Access only, Attic - Partially Floored, Attic - Partially Finished
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Microwave Oven, Disposal, Dishwasher, Smoke Alarm, Pre-Wired for Security, Garage Door Opener, Plumb for Water Softener, Solid Counter Tops, Custom Cabinets, Carbon Monoxide Detector
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Gas, Gas Starter, Other, Two
# of Stories	2.0
Stories	2

Exterior

Exterior	4 Sides Masonry, Stone/Rock, Stucco
Exterior Features	Patio Slab, Covered Patio, Double Pane Windows, Mature Trees
Lot Description	County View, Mature Trees (ext feat), Sloping, 1 - 2 Acres, Canyon Lake, Partially Wooded
Roof	Composition
Construction	New
Foundation	Slab

School Information

District	Comal
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Elementary	Call District
Middle	Call District
High	Call District

Additional Information

Date Listed	September 11th, 2025
Days on Market	47
RE / Bank Owned	Yes
HOA Fees	0.00

Listing Details

Listing Agent	Michael Schultz
Listing Office	Keller Williams Heritage

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