

\$625,000 - 2317 Frontier, Spring Branch

MLS® #1908659

\$625,000

3 Bedroom, 2.00 Bathroom, 2,388 sqft
Residential on 1.69 Acres

RIVER CROSSING, Spring Branch, TX

Nestled on a beautiful 1.69-acre lot, this property offers the perfect blend of privacy, comfort, and Hill Country charm. Inside, you'll find 3 spacious bedrooms, 2 full bathrooms, and a dedicated home office. The open-concept living area boasts abundant natural light and flows seamlessly into the kitchen. One of the standout features of this property is the air-conditioned workshop, offering a versatile space for hobbies, crafts, or additional storage. As a resident of River Crossing, you'll have the option to join the River Crossing Club-a paid private membership club offering a wide range of premium amenities, including a championship golf course designed for all skill levels, resort-style pool and well-equipped fitness center, group exercise classes, dining experiences, and year-round social events for the entire family. Additionally residents enjoy private access to the Guadalupe River, perfect for fishing, kayaking, or simply relaxing by the water. This is Hill Country living at its finest-spacious, serene, and connected to the best amenities the area has to offer.

Built in 2002

Essential Information

MLS® #	1908659
Price	\$625,000
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	2,388
Acres	1.69
Year Built	2002
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	2317 Frontier
Area	2613
Subdivision	RIVER CROSSING
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Amenities	Pool, Golf Course, Clubhouse
Parking	Two Car Garage, Side Entry
Pool	None

Interior

Interior	One Living Area, Liv/Din Combo, Island Kitchen, Walk-In Pantry, Study/Library, Shop, Utility Room Inside, High Ceilings, Open Floor Plan
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Self-Cleaning Oven, Disposal, Dishwasher
Heating	Central
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Wood Burning
# of Stories	1.0
Stories	1

Exterior

Exterior	Brick, Siding
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Lot Description	1 - 2 Acres, Partially Wooded, Wooded, Gently Rolling
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Bill Brown
Middle	Smithson Valley
High	Smithson Valley

Additional Information

Date Listed	September 18th, 2025
Days on Market	38
HOA Fees	300.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Adam Rivera
Listing Office	Kuper Sotheby's Int'l Realty

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