

\$575,000 - 273 Toucan, Spring Branch

MLS® #1908835

\$575,000

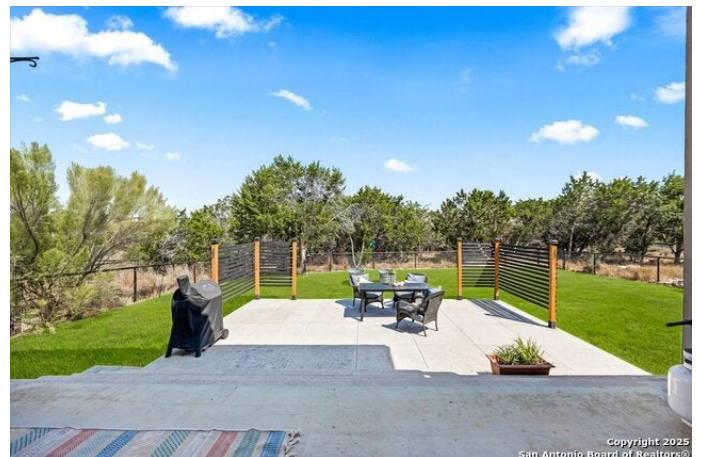
3 Bedroom, 3.00 Bathroom, 2,374 sqft

Residential on 1.02 Acres

MYSTIC SHORES, Spring Branch, TX

Built in 2020 by Journey Homes, this one-story property offers both comfort and practicality on a true one-acre lot in Mystic Shores. The home features three spacious bedrooms and two and half bathrooms, providing convenience and privacy for everyone. Inside, high-quality contemporary wood floors run throughout, with no carpet at all. The family room is highlighted by wood beam accents, a fireplace ideal for cool days, and large-format windows that frame views of the oversized covered patio, creating a seamless connection between indoor and outdoor living. A dedicated office or studio offers the perfect space for work, study, or creative projects, while 14-foot ceilings enhance the sense of openness in the main living areas. The lot is fully usable, allowing space for recreation, gardening, or future plans, and ensures a true one-acre lifestyle. Residents of Mystic Shores enjoy a variety of community amenities including multiple pools, sport courts, playgrounds, a clubhouse, and more. The neighborhood blends Hill Country beauty with modern convenience, located just minutes from Highway 281 along FM 306. From here, commuting to San Antonio, New Braunfels, and even Austin is simple, making it an ideal location for both work and leisure. This home combines modern construction with thoughtful design, offering both practicality and flexibility in one of the most desirable communities in the area.

Built in 2020



Essential Information

MLS® #	1908835
Price	\$575,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,374
Acres	1.02
Year Built	2020
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active Option

Community Information

Address	273 Toucan
Area	2604
Subdivision	MYSTIC SHORES
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Amenities	Pool, Tennis, Park/Playground, BBQ/Grill, Basketball Court, Volleyball Court, Boat Ramp
Parking	Two Car Garage, Attached
Pool	None

Interior

Interior	One Living Area, Liv/Din Combo, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Laundry Room, Walk in Closets
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Disposal, Dishwasher, Pre-Wired for Security, Electric Water Heater, Garage Door Opener, Smooth Cooktop, Solid Counter Tops
Heating	Central
Cooling	One Central

Fireplace	Yes
# of Fireplaces	1
Fireplaces	One
# of Stories	1.0
Stories	1

Exterior

Exterior	Stucco
Exterior Features	Covered Patio, Mature Trees
Lot Description	1 - 2 Acres
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 18th, 2025
Days on Market	38
HOA Fees	420.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Kristen Schramme
Listing Office	Keller Williams Legacy

The data relating to real estate on this web site comes in part from the Internet Data Exchange program of LERA MLS®, and is updated as of October 27th, 2025 at 5:06am CDT (date/time). IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.