

\$1,599,999 - 656 River Way, Spring Branch

MLS® #1911743

\$1,599,999

5 Bedroom, 6.00 Bathroom, 5,186 sqft
Residential on 1.02 Acres

River Crossing, Spring Branch, TX

Situated on the 8th hole of the private River Crossing Golf Course and only five doors down from the Club, this magical high-end, resort-style property is one that you will never want to leave. The energetically glowing 5,100-sq foot 5 bed/5.5 bath luxury home is centered on 1.02 acres filled with oak trees, fruit trees, flowers and wildlife. The oversized windows allow natural light to flow in and offer perfect daily views of the sunrise/moonrise due east, the sunset/moonset due west over the hill, the wildlife that roam the property, and the planetarium-like night sky. The backyard features over 2,000 square feet of patio space/sundeck overlooking a 13k-gallon heated Gary pool+spa and equipped w/ a full outdoor kitchen, wood-burning fireplace, and courtyard w/ built-in firepit+TV. Just inside, a chef's dream kitchen anchors the spacious living space downstairs and features a 12-ft marble island w/ farm sink and stainless built-in Jenn-Aire appliances w/ concrete-poured perimeter countertops, pull-out storage, and custom knotty alderwood cabinetry. Wrapping the open kitchen+ living+ dining space is a pool bath; guest bedroom with en-suite; mudroom w/ lockers; oversized laundry room w/ quartz countertops+sink; a butler's pantry w/ a second full-size LG French-door fridge/freezer; a den/game room/office space w/ built-ins and modern electric fireplace privatized w/ dual barn doors; a front-facing executive office w/ glass French doors; and an oversized owner's



suite. Regal hardwoods sprawl most of the downstairs alongside custom tile in wet areas.

Inside the oversized owner's suite is a beautiful gas fireplace, a flex room that has been used as both a fitness room and second office/sunroom, dual closets that could fit full-sized mattresses in them, and a spa-level bath. The owner's bath has two sinks topped w/ marble countertops, a massive walk-in dual-head shower with sunset views, and a deep soaking tub with separate water closet. You could live exclusively downstairs if you wanted. Upstairs are three en-suite bedrooms and walk-in attic access. (Additional walk-up attic is located in left garage.) There's a 647 sq-ft 2-car garage on the left and 899 sq-foot 3-car garage on the right with a storage closet and wall-mounted TV+fans. Notable are the metal roof, spray foam insulation, whole-home gutters, three tankless water heaters, and (2022) oversized water softener (Simple 80k system) with whole house water filter. A 24kwh Generac was installed in November 2023 and there's a 500-gal buried propane tank to support the generator, water heaters, pool heater, gas stove, gas grill, and two indoor fireplaces. All fixtures/hardware/lighting have been updated in the past two years, as has the carpet on stairs/upstairs, and laminate in the den and downstairs guest bedroom. Smart home features include: * Ring Alarm system with wired Elite doorbell, 2 wired Elite cameras, 7 floodlight cameras, full door/window sensors, motion sensors, 4 keypads, and smoke/fire detection. * Aruba WiFi 6 mesh network with 6 wireless access points for full whole house coverage including garages, interior, and patio spaces * Chamberlain MyQ Smart Garage Door openers with battery backup (both garages) * Smart light switches * Structured wiring closet with battery backup system; CAT6 wiring throughout house. * 14-zone Rainbird Smart Irrigation system; entire lot

coverage * Carrier Infinity smart, multi-speed, multi-zone heat pump with surge protection and Aprilaire whole home filter (right side) * Carrier smart heat pump with surge protection and Aprilaire whole home filter (left side) * Nuvo whole home audio with speakers in kitchen, game room, rear patio, master bath, exercise room, and both garages. Additional wiring on rear of house for future speakers. * 3 full-length Dropshade rear patio motorized shades with smart hub controller via included remote and mobile app with scene control. * 400-amp electrical service

Built in 2017

Essential Information

MLS® #	1911743
Price	\$1,599,999
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	5,186
Acres	1.02
Year Built	2017
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Contemporary, Texas Hill Country
Status	Active

Community Information

Address	656 River Way
Area	2613
Subdivision	River Crossing
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Amenities	Waterfront Access, Pool, Tennis, Clubhouse, Park/Playground, Jogging Trails, Sports Court, BBQ/Grill, Basketball Court, Lake/River Park, Golf Course
Has Pool	Yes
Pool	In Ground Pool, Hot Tub, Pool is Heated

Interior

Interior	Two Living Area, Separate Dining Room, Eat-In Kitchen, Island Kitchen, Walk-In Pantry, Study/Library, Game Room, Utility Room Inside, Secondary Bedroom Down, High Ceilings, Cable TV Available, High Speed Internet, Laundry Main Level, Walk in Closets, Attic - Floored, Attic - Permanent Stairs
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Gas Cooking, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Smoke Alarm, Security System (Owned), Garage Door Opener, Solid Counter Tops, Custom Cabinets, Carbon Monoxide Detector, 2+ Water Heater Units, Private Garbage Service, Propane Water Heater
Heating	Central
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Living Room, Family Room, Wood Burning, Gas, Three+, Master Bedroom, Prefab
# of Stories	2.0
Stories	2

Exterior

Exterior	4 Sides Masonry, Stone/Rock, Stucco
Exterior Features	Patio Slab, Covered Patio, Bar-B-Que Pit/Grill, Gas Grill, Wrought Iron Fence, Sprinkler System, Double Pane Windows, Has Gutters, Mature Trees, Outdoor Kitchen
Lot Description	On Golf Course
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Bill Brown

Middle	Smithson Valley
High	Smithson Valley

Additional Information

Date Listed	October 1st, 2025
Days on Market	25
HOA Fees	325.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	James Troutz
Listing Office	Roberts Realty

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