

\$949,500 - 449 Hanging Oak, Spring Branch

MLS® #1912580

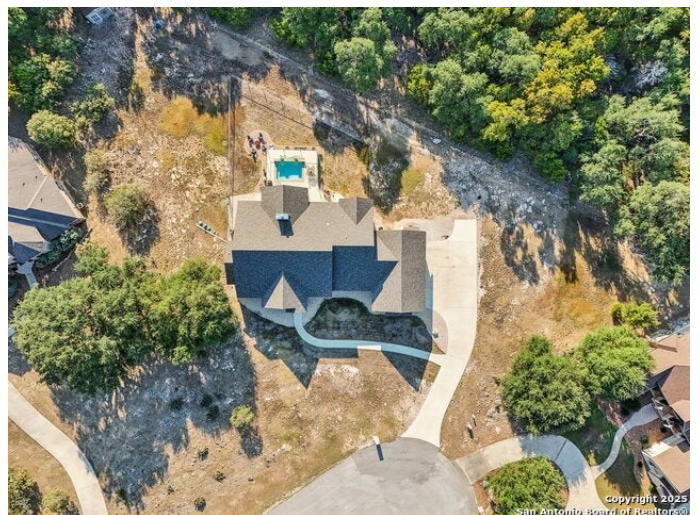
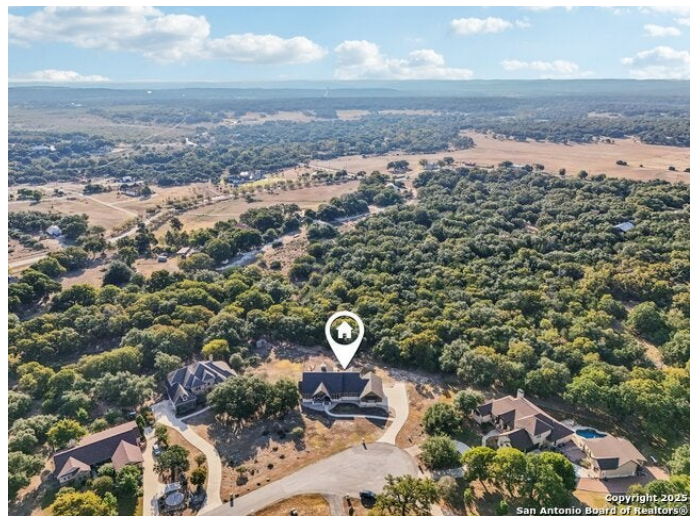
\$949,500

3 Bedroom, 3.00 Bathroom, 3,054 sqft

Residential on 1.02 Acres

THE CROSSING AT SPRING CREEK, Spring Branch, TX

Experience refined Hill Country living in The Crossing at Spring Creek! This gently lived-in, nearly new custom home located at the end of a peaceful cul-de-sac in Spring Branch is situated on just over an acre with a serene greenbelt backdrop! With 3,054 sq ft this residence offers a harmonious blend of luxury, efficiency, and thoughtful design. The home features 3 spacious bedrooms, 2 separate offices or 1 office and a Flex room, a formal dining room, and a sunlit breakfast area. Exceptional upgrades include spray foam insulation, multi-zone HVAC, an on-demand water heater, soft-close custom cabinetry, and a full-house water filtration system with reverse osmosis at the kitchen. The oversized 3-car garage boasts ample storage, complemented by a 12x16 Tuff Shed with electricity. The elegant primary suite is a true retreat with tray ceilings, large windows, dual closets with custom organizational designs, and a spa-inspired bath with a massive walk-in shower. Step outside to a resort-style backyard complete with a covered patio, and a brand-new heated pool featuring Aqualink automation, LED lighting, chiller, oxygenator, and more. With ceramic tile throughout, LED dimmers, ceiling-mounted speakers, and double-pane windows with film for added efficiency, this home offers comfort, style, and tranquility. Located just minutes from Hwy 281, with convenient access to top-rated Comal ISD schools and local amenities.



Built in 2023

Essential Information

MLS® #	1912580
Price	\$949,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,054
Acres	1.02
Year Built	2023
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Price Change

Community Information

Address	449 Hanging Oak
Area	2602
Subdivision	THE CROSSING AT SPRING CREEK
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Amenities	Waterfront Access, Pool, Park/Playground, Jogging Trails
Parking	Attached, Side Entry, Oversized
Has Pool	Yes
Pool	In Ground Pool, Pool is Heated

Interior

Interior	One Living Area, Separate Dining Room, Two Eating Areas, Island Kitchen, Walk-In Pantry, Study/Library, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Pull Down Storage, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Room, Walk in Closets
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Built-In Oven, Microwave Oven, Stove/Range, Gas Cooking, Disposal, Dishwasher,

	Water Softener (owned), Pre-Wired for Security, Gas Water Heater, Garage Door Opener, Solid Counter Tops, Double Ovens, Custom Cabinets
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room
# of Stories	1.0
Stories	1

Exterior

Exterior	Stone/Rock, Stucco
Exterior Features	Covered Patio, Wrought Iron Fence, Sprinkler System, Double Pane Windows, Storage Building/Shed, Has Gutters, Mature Trees
Lot Description	Cul-de-Sac/Dead End, On Greenbelt, County Vlew, 1 - 2 Acres
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Arlon Seay
Middle	Spring Branch
High	Smithson Valley

Additional Information

Date Listed	October 3rd, 2025
Days on Market	23
HOA Fees	525.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Katheryn Powers
Listing Office	eXp Realty

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