

\$1,800,000 - 1263 Agaritaville, Spring Branch

MLS® #1913059

\$1,800,000

2 Bedroom, 3.00 Bathroom, 1,489 sqft

Residential on 32.08 Acres

OUT/COMAL COUNTY, Spring Branch, TX

Spring Branch Hill Country Estate - 32.08 Acres! Discover a rare opportunity to own 32.08 acres perched on the highest hill in the area, offering sweeping, unobstructed views of the Texas Hill Country. This remarkable estate combines privacy, convenience, and unmatched natural beauty in one of the fastest-growing counties in the United States. Ideally situated in Spring Branch, the property places you within easy reach of San Antonio, New Braunfels, Canyon Lake, and Austin. Spend weekends exploring the Hill Country's most celebrated towns-Fredericksburg, Blanco, and Boerne-each offering unique shopping, dining, and cultural experiences. Nearby wineries, breweries, and outdoor recreation add to the area's year-round appeal. This versatile estate is thoughtfully equipped for both personal enjoyment and investment potential: Two homes on the property, one at 1489sqft ft and one at 936sqft, providing multi-generational living or rental income options. Two RV sites with full hook-ups for guests or long-term tenants. Two complete septic systems plus public water service. Secure gated entrance at the end of a private road. The neighboring adult-only RV resort ensures a quiet, respectful environment, while the Coyote Ridge community to the south offers an attractive backdrop of custom homes on 5-acre tracts. To the north, the dramatic Twin Sisters Mountains command attention; to the west, expansive Hill Country sunsets stretch across the horizon, often



painting the entire sky. Majestic oak trees and abundant wildlife create a setting that is both serene and inspiring. Whether you envision a private retreat, a family compound, or a high-value investment, this property offers unparalleled potential. This is your chance to continue the dreams of the early German settlers who once called this region home. Safe, convenient, and truly one of a kind, this estate embodies the best of Hill Country living. They're not making any more land-don't miss the opportunity to make this extraordinary property your own.

Built in 2017

Essential Information

MLS® #	1913059
Price	\$1,800,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,489
Acres	32.08
Year Built	2017
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Ranch
Status	Active

Community Information

Address	1263 Agaritaville
Area	2603
Subdivision	OUT/COMAL COUNTY
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Amenities	None
Parking	None/Not Applicable
Pool	None

Interior

Interior	One Living Area, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Utility Room Inside, Secondary Bedroom Down, 1st Floor Lvl/No Steps, Open Floor Plan, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Telephone, Walk in Closets
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Dishwasher, Electric Water Heater, Solid Counter Tops, Double Ovens
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	Other
Exterior Features	Mature Trees, Wire Fence, Ranch Fence
Lot Description	County Vlew, Horses Allowed, 15 Acres Plus, Ag Exempt, Partially Wooded, Mature Trees (ext feat), Secluded, 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	October 6th, 2025
Days on Market	20
HOA Fees	0.00

Listing Details

Listing Agent Ken Davis

Listing Office Fathom Realty

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 4:52am 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.