

\$685,000 - 123 Coneflower, Spring Branch

MLS® #1916995

\$685,000

4 Bedroom, 3.00 Bathroom, 2,552 sqft

Residential on 3.00 Acres

MYSTIC SHORES, Spring Branch, TX

**** OPEN HOUSE ****. October 25th, 1-3 pm.
Hill Country charm meets modern comfort in this beautifully crafted custom home on 3 peaceful acres in the coveted Mystic Shores community. Nestled on a quiet cul-de-sac street, this meticulously cared for property offers privacy, views, and a lifestyle surrounded by nature and resort-style amenities. Featuring 4 bedrooms, 2.5 baths, and 2,552 sq. ft., this thoughtfully designed home welcomes you with a tree-lined driveway that sets the tone for the tranquil setting, plus ample additional parking for guests or outdoor toys. Inside, the great room features a corner stone fireplace with raised hearth, custom mantle, and a wall of windows showcasing the panoramic backyard views and outdoor living space. The custom kitchen is a chef's delight, complete with gas cooking, granite countertops, soft-close drawers, and a huge custom outfitted walk-in pantry. A bonus room upon entry provides versatility as additional flex space for seasonal storage, a hobby room, or potential office. The generous primary suite includes separate vanities, a soaking tub, walk-in shower, makeup area, and an oversized closet with built-ins. Three additional spacious bedrooms offer plenty of room for family or guests. Enjoy the outdoors with a huge covered patio and a new stamped concrete patio (fresh stain coming soon!)-perfect for entertaining. The property features large mature oak trees, new landscaping, and an outdoor shower, with



ample space for future improvements. The wooded section at the back of the property includes cleared walking trails, ideal for peaceful strolls and enjoying nature. The oversized three-car garage includes a workshop with A/C, perfect for projects or storage, along with an additional storage shed. The laundry room is thoughtfully designed with a built-in pedestal, utility sink, cabinetry, broom closet, and folding counter. A new A/C system ensures comfort year-round. Residents of Mystic Shores enjoy access to incredible amenities, including: 1. Lake park overlooking Canyon Lake with walking trails, pavilion, playground, sports courts, and grills 2. Two community pools 3. Nature preserve with hiking trails and Guadalupe River access 4. Nearby boat ramp and private boat/RV storage 5. Clubhouse with fitness center, dance studio, caterer's kitchen, rental space, and active social calendar. This home perfectly blends tranquility, space, and modern convenience - a true Hill Country retreat in one of the area's most desirable communities.

Built in 2013

Essential Information

MLS® #	1916995
Price	\$685,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,552
Acres	3.00
Year Built	2013
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Traditional, Texas Hill Country
Status	New

Community Information

Address	123 Coneflower
Area	2606
Subdivision	MYSTIC SHORES
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Amenities	Waterfront Access, Pool, Tennis, Clubhouse, Park/Playground, Jogging Trails, Sports Court, Bike Trails, BBQ/Grill, Basketball Court, Volleyball Court, Lake/River Park, Boat Ramp
Parking	Attached, Golf Cart, Side Entry
View	Canyon Lake, Guadalupe River
Pool	None

Interior

Interior	One Living Area, Separate Dining Room, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Shop, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Walk in Closets
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection
Heating	Central, Heat Pump, Zoned, 2 Units
Cooling	Two Central, One Window/Wall, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room, Gas, Gas Starter
# of Stories	1.0
Stories	1

Exterior

Exterior	3 Sides Masonry, Stone/Rock, Stucco, Cement Fiber
Exterior Features	Patio Slab, Covered Patio, Double Pane Windows, Storage Building/Shed, Has Gutters, Special Yard Lighting, Mature Trees, Workshop
Lot Description	Cul-de-Sac/Dead End, Bluff View, 2 - 5 Acres, Partially Wooded, Mature Trees (ext feat), Secluded, Level, Canyon Lake, Guadalupe River
Roof	Composition

Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Rebecca Creek
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	October 21st, 2025
Days on Market	5
HOA Fees	414.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Jennifer Meier
Listing Office	Keller Williams Heritage

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 12:52am 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.