

\$1,190,000 - 202 Mystic Shores Blvd, Spring Branch

MLS® #1918010

\$1,190,000

4 Bedroom, 5.00 Bathroom, 3,461 sqft
Residential on 1.01 Acres

Mystic Shores, Spring Branch, TX

This home is recently built with ease and relaxation in mind. Lots of room all on one floor with lots of room for entertaining inside and out. Big Pecan tree in front and a Majestic Oak in the back. With many more Oaks, Crepe Myrtles, Fruit trees and more. Garage is big enough for cars, trucks, boats and more. 1100 sq ft , extra deep 30' garage with 20' x 10' high and 10' x 10' high doors and totally insulated. Has a large 4th bedroom that has extra large walk-in closet and it's own bathroom which could be an in-law or guest master suite. This house has unlimited options. Just Come Home!!! Mystic Shores amenities include a boat ramp, two swimming pools, lakeside parks with picnic and grilling areas, a community center, tennis & pickleball courts, basketball & volleyball courts, secure boat/RV storage, & a 200+ acre nature preserve.

Built in 2023

Essential Information

MLS® #	1918010
Price	\$1,190,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,461
Acres	1.01



Year Built	2023
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Contemporary, Traditional
Status	New

Community Information

Address	202 Mystic Shores Blvd
Area	3100
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
View	Canyon Lake, Guadalupe River
Pool	None

Interior

Interior	One Living Area, Two Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Utility Room Inside, Utility Area in Garage, 1st Floor Lvl/No Steps, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Telephone, Walk in Closets, Attic - Permanent Stairs
Appliances	Washer Connection, Washer, Dryer, Microwave Oven, Stove/Range, Gas Cooking, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Vent Fan, Smoke Alarm, Garage Door Opener, Solid Counter Tops, Double Ovens, Custom Cabinets, Carbon Monoxide Detector, 2+ Water Heater Units, Private Garbage Service
Heating	Central, Heat Pump, 2 Units
Cooling	Two Central, Heat Pump
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning

# of Stories	1.0
Stories	1

Exterior

Exterior	4 Sides Masonry
Exterior Features	Covered Patio, Partial Fence, Double Pane Windows, Has Gutters, Mature Trees
Lot Description	1 - 2 Acres, Mature Trees (ext feat), Gently Rolling, Level, Xeriscaped, Canyon Lake, Guadalupe River, Water Access
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Rebecca Creek
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	October 24th, 2025
Days on Market	2
HOA Fees	414.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Patrick Mcfarland
Listing Office	Patrick Edward McFarland

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