

# \$860,000 - 130 Grey Mist, Spring Branch

MLS® #1918026

**\$860,000**

4 Bedroom, 3.00 Bathroom, 3,575 sqft

Residential on 2.02 Acres

RIVER CROSSING, Spring Branch, TX

Tucked away on a peaceful cul-de-sac, this beautiful traditional one-story home rests on a 2+ acre hillside lot, surrounded by four acres of unbuildable land for unmatched privacy and natural views. Designed for comfort, flexibility, and creativity, the home offers 4 bedrooms and 3 baths, with spaces that can adapt to your lifestyle - whether it's a dedicated gaming retreat, a craft studio, or an ADA-friendly layout for easy accessibility. Enjoy an open flow between the family room, kitchen, and dining area, while quiet moments can be found in the living room or office. The versatile bonus room includes its own A/C and heating system and a 240v outlet, perfect for hobbies, fitness, or entertainment. Recent updates include a Class 3 hail-resistant roof with warranty, new flooring in six rooms, and several new appliances. Surrounded by wildlife, wide views, and peaceful openness from every room, this home combines seclusion and serenity with convenient access to shopping, restaurants, and highways - a rare blend of practicality and inspiration.

Built in 2004

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | 1918026   |
| Price     | \$860,000 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |                                                   |
|----------------|---------------------------------------------------|
| Full Baths     | 3                                                 |
| Square Footage | 3,575                                             |
| Acres          | 2.02                                              |
| Year Built     | 2004                                              |
| Type           | Residential                                       |
| Sub-Type       | Single Family Detached                            |
| Style          | One Story, Ranch, Traditional, Texas Hill Country |
| Status         | New                                               |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 130 Grey Mist  |
| Area        | 2613           |
| Subdivision | RIVER CROSSING |
| City        | Spring Branch  |
| County      | Comal          |
| State       | TX             |
| Zip Code    | 78070          |

### **Amenities**

|           |                                                                                 |
|-----------|---------------------------------------------------------------------------------|
| Amenities | Waterfront Access, Tennis, Golf Course, Jogging Trails, Sports Court, BBQ/Grill |
| Parking   | Two Car Garage, Side Entry, Oversized                                           |
| Pool      | None                                                                            |

### **Interior**

|                 |                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior        | Two Living Area, Liv/Din Combo, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Game Room, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, High Speed Internet, All Bedrooms Downstairs, Laundry Room, Walk in Closets                                                                  |
| Appliances      | Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Vent Fan, Smoke Alarm, Security System (Owned), Gas Water Heater, Garage Door Opener, Plumb for Water Softener, Solid Counter Tops, Custom Cabinets, 2+ Water Heater Units, Private Garbage Service |
| Heating         | Central, Heat Pump, 2 Units                                                                                                                                                                                                                                                                                                                                                                |
| Cooling         | Two Central, Heat Pump                                                                                                                                                                                                                                                                                                                                                                     |
| Fireplace       | Yes                                                                                                                                                                                                                                                                                                                                                                                        |
| # of Fireplaces | 1                                                                                                                                                                                                                                                                                                                                                                                          |

|              |                                                            |
|--------------|------------------------------------------------------------|
| Fireplaces   | One, Living Room, Gas Logs Included, Gas, Stone/Rock/Brick |
| # of Stories | 1.0                                                        |
| Stories      | 1                                                          |

## Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior          | Brick, 4 Sides Masonry, Stone/Rock                                                                      |
| Exterior Features | Patio Slab, Covered Patio, Sprinkler System, Mature Trees, Screened Porch                               |
| Lot Description   | Cul-de-Sac/Dead End, Bluff View, 2 - 5 Acres, Wooded, Mature Trees (ext feat), Secluded, Gently Rolling |
| Roof              | Heavy Composition                                                                                       |
| Construction      | Pre-Owned                                                                                               |
| Foundation        | Slab                                                                                                    |

## School Information

|            |                 |
|------------|-----------------|
| District   | Comal           |
| Elementary | Bill Brown      |
| Middle     | Smithson Valley |
| High       | Smithson Valley |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 9                  |
| HOA Fees       | 300.00             |
| HOA Fees Freq. | Annually           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Agent  | Shane Neal |
| Listing Office | eXp 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 November 2nd, 2025 at 5:52pm CST (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.