

# \$1,900,000 - 1245 Phantom Rider, Spring Branch

MLS® #1918760

**\$1,900,000**

5 Bedroom, 4.00 Bathroom, 4,706 sqft

Residential on 2.00 Acres

CYPRESS SPRINGS, Spring Branch, TX

Nestled along the Guadalupe River, The River Retreat at Spring Branch is a rare Hill Country sanctuary with two acres of unspoiled beauty and 200 feet of direct river frontage. This is more than a home; it's a property designed for connection, celebration, and quiet river life. Lovingly held by one family for years, the property has been a backdrop for countless gatherings and riverside memories. Now it's ready for a new chapter. Recently appraised at \$2.2 million, it offers \$300,000 in instant equity at its current list price of \$1.9 million, with short term rental Airbnb potential. The main residence, spanning 4706 square feet, unfolds across multiple levels that seem to float among the trees. Five bedrooms and three and a half baths provide generous space. Upstairs, the primary suite is joined by two additional bedrooms connected by a Jack-and-Jill bath, while a series of decks and an enclosed patio create an atmosphere that feels secluded. Downstairs, an expansive entertaining level includes a game area, a secondary catering kitchen, and a dumbwaiter that connects both kitchens effortlessly. Two additional bedrooms, a new hot tub, fire pit, pool and a three car garage complete this thoughtfully designed home. Closer to the river, a second residence was built in 2018 and offers 1,314 square feet of relaxed modern comfort. With three bedrooms, two baths, and an additional pool bath beneath the home, it's ideal for guests or rental. Constructed on steel pylons driven approx. 16 feet into the ground for durability



and peace of mind, the casita opens through French doors to a shaded patio overlooking the Guadalupe River. This property was made for spending time outdoors, with a smooth sloping yard leading down towards the water. Store kayaks and floats underneath the casita, and use the covered space for gathering with family and friends. Whether you see it as a family getaway, a full time residence, or an income opportunity, The River Retreat at Spring Branch offers a special slice of Hill Country river life.

Built in 2003

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 1918760                |
| Price          | \$1,900,000            |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 4,706                  |
| Acres          | 2.00                   |
| Year Built     | 2003                   |
| Type           | Residential            |
| Sub-Type       | Single Family Detached |
| Style          | Two Story              |
| Status         | New                    |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 1245 Phantom Rider |
| Area        | 2602               |
| Subdivision | CYPRESS SPRINGS    |
| City        | Spring Branch      |
| County      | Comal              |
| State       | TX                 |
| Zip Code    | 78070              |

**Amenities**

|               |                                               |
|---------------|-----------------------------------------------|
| Amenities     | Waterfront Access, Clubhouse, Park/Playground |
| Parking       | Attached                                      |
| View          | Guadalupe River                               |
| Is Waterfront | Yes                                           |
| Has Pool      | Yes                                           |
| Pool          | Above Ground Pool, Hot Tub                    |

## Interior

|                 |                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior        | Three Living Area, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Utility Room Inside, Secondary Bedroom Down, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Upper Level, Laundry Room, Walk in Closets                                                                                                                                                                      |
| Appliances      | Ceiling Fans, Central Vacuum, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Gas Cooking, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Smoke Alarm, Security System (Owned), Pre-Wired for Security, Electric Water Heater, Garage Door Opener, Plumb for Water Softener, 2nd Floor Utility Room, Double Ovens, 2+ Water Heater Units, Private Garbage Service |
| Heating         | Central, 3+ Units, Window Unit                                                                                                                                                                                                                                                                                                                                                                                     |
| Cooling         | Three+ Central                                                                                                                                                                                                                                                                                                                                                                                                     |
| Fireplace       | Yes                                                                                                                                                                                                                                                                                                                                                                                                                |
| # of Fireplaces | 3                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Fireplaces      | Three+, Stone/Rock/Brick                                                                                                                                                                                                                                                                                                                                                                                           |
| # of Stories    | 2.0                                                                                                                                                                                                                                                                                                                                                                                                                |
| Stories         | 2                                                                                                                                                                                                                                                                                                                                                                                                                  |

## Exterior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | 4 Sides Masonry, Stone/Rock, Stucco, Siding                                                                                                     |
| Exterior Features | Patio Slab, Covered Patio, Deck/Balcony, Partial Fence, Double Pane Windows, Has Gutters, Mature Trees, Detached Quarters, Water Front Improved |
| Lot Description   | Bluff View, Water View, 1 - 2 Acres, 2 - 5 Acres, Mature Trees (ext feat), Water Access, Guadalupe River, Riverfront, On Waterfront             |
| Roof              | Composition, Metal                                                                                                                              |
| Construction      | Pre-Owned                                                                                                                                       |
| Foundation        | Slab                                                                                                                                            |

## School Information

|          |       |
|----------|-------|
| District | Comal |
|----------|-------|

|            |                 |
|------------|-----------------|
| Elementary | Arlon Seay      |
| Middle     | Spring Branch   |
| High       | Smithson Valley |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2025 |
| Days on Market | 6                  |
| HOA Fees       | 125.00             |
| HOA Fees Freq. | Annually           |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Agent  | Catherine Lodge              |
| Listing Office | Kuper Sotheby's Int'l Realty |

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