

\$599,000 - 150 Riddle Rd, Spring Branch

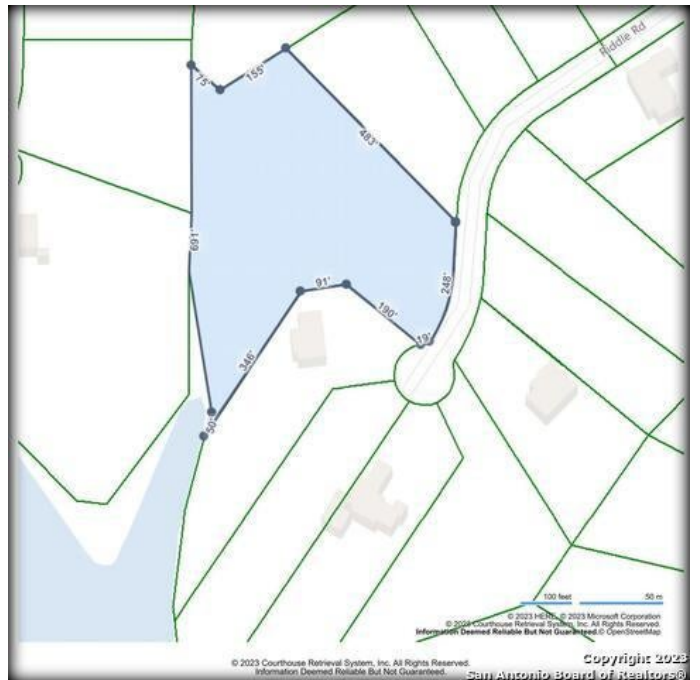
MLS® #1738694S

\$599,000

Bedroom, Bathroom,
Land / Farm on 5.07 Acres

PENINSULA @ MYSTIC SHORES 3 TH,
Spring Branch, TX

Rare opportunity to own this remarkable 5.07(per county) acre lot in the Peninsula at Mystic Shores! Offering several fantastic building sites highlighted by mature oak trees, stunning views of the Guadalupe River/Canyon Lake & Hill Country. The Peninsula is the premium section of Mystic Shores due to it's abundance of long range Canyon Lake views & architecturally designed custom homes. This gated section will absolutely knock your socks off. Mystic Shores offers several homeowner's parks including an incredible 14-acre waterfront gated community recreational area w/swimming pool, tennis, pickleball & basketball courts, picnic pavilions, sand volleyball, club house & more. Underground utilities, fiber optic internet & RV/Boat storage facility also available. Imagine sitting on your back porch enjoying your own private view of the water & walking down to the edge for a swim. This property is not just a homesite, it is a lifestyle! Conveniently located within easy commute to Austin, San Marcos, New Braunfels & San Antonio! * Buyer may be able to add a private well due to lot size. Subject to Comal County approval. Buyer must verify. *



Essential Information

MLS® #	1738694S
Price	\$599,000

Acres	5.07
Type	Land / Farm
Sub-Type	Residential Lot and Acreage
Status	Active
Has Pool	Yes

Water Feature/View

View	Canyon Lake, Guadalupe River
Is Waterfront	Yes
Water Body	Canyon Lake, Guadalupe River

Community Information

Address	150 Riddle Rd
Area	2607
Subdivision	PENINSULA @ MYSTIC SHORES 3 TH
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Amenities	Basketball Court, BBQ/Grill, Clubhouse, Controlled Access, Fishing, Jogging Trails, Lake, Neighborhood Pool, Other - See Remarks, Playground/Park, Boat Ramp, Tennis Courts, Volleyball Court, Water Front Access
Utilities	Cable TV, Electric, Telephone, Water System

Exterior

Lot Description	Improved, Irregular, Partial Cleared, Wooded
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School Information

District	Comal
Elementary	Rebecca Creek
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	December 12th, 2023
Days on Market	604
Zoning	RES

Gated Community Yes