

\$2,999,000 - 769 Pacific Pl, Spring Branch

MLS® #1830861S

\$2,999,000

5 Bedroom, 6.00 Bathroom, 4,733 sqft

Residential on 3.64 Acres

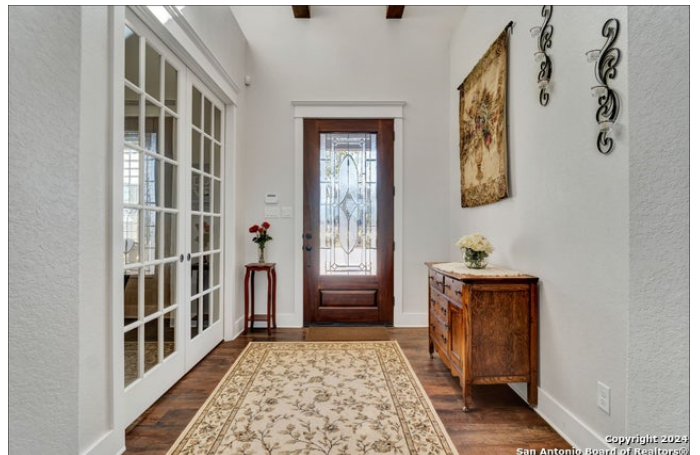
MYSTIC SHORES, Spring Branch, TX

Breathtaking home in Mystic Shores in Spring Branch. Boasting 5 bedrooms, 6 bathrooms. You're greeted by double-pane windows, plantation shutters. A coffee bar adds convenience. The home extends outdoors. Outdoor kitchen has sink, refrigerator, propane pit, negative-edge pool with a burn box and hot tub, with outdoor speakers. The media room with a cozy nook provides the perfect ambiance. Home is finished with details, white Austin stone exterior and a metal roof. The epoxy-coated circle driveway leads to an elegant rod iron fence, offering both functionality and curb appeal. Additional features include surveillance cameras for peace of mind, a 1,000-gallon propane tank, and 4 zoned A/C units—two electric and two propane—ensuring year-round comfort. Enjoy views of the Guadalupe River from the entire back of the house and upstairs, making every moment at home feel like a retreat. This property combines living with natural beauty, an unparalleled lifestyle in Mystic Shores.

Built in 2014

Essential Information

| | |
|------------|-------------|
| MLS® # | 1830861S |
| Price | \$2,999,000 |
| Bedrooms | 5 |
| Bathrooms | 6.00 |
| Full Baths | 6 |



| | |
|------------------|-----------------------------------------|
| Square Footage | 4,733 |
| Acres | 3.64 |
| Year Built | 2014 |
| Type | Residential |
| Sub-Type | Single Family Detached |
| Style | Two Story, Texas Hill Country |
| Status | Active |
| Has Pool | Yes |
| Pool Description | Hot Tub, In Ground Pool, Pool is Heated |

Water Feature/View

| | |
|---------------|-----------------|
| View | Guadalupe River |
| Is Waterfront | Yes |
| Water Body | Guadalupe River |

Community Information

| | |
|-------------|----------------|
| Address | 769 Pacific Pl |
| Area | 2607 |
| Subdivision | MYSTIC SHORES |
| City | Spring Branch |
| County | Comal |
| State | TX |
| Zip Code | 78070-4079 |

Amenities

| | |
|--------------|---------------------------------------------------------------------|
| Amenities | Park/Playground, Clubhouse, Controlled Access, Sports Court, Tennis |
| # of Garages | 4 |

Interior

| | |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior | Two Living Area, Breakfast Bar, Game Room, High Ceilings, Laundry Room, Media Room, Study/Library, Walk-In Pantry |
| Appliances | Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, Refrigerator, Disposal, Dishwasher, Built-In Oven, Cook Top, Custom Cabinets, Garage Door Opener, Gas Grill, Microwave Oven, Water Softener (owned) |
| Heating | Central |
| Cooling | Three+ Central |
| Fireplace | Yes |
| # of Fireplaces | 2 |

| | |
|--------------|-----|
| Fireplaces | Two |
| # of Stories | 2 |
| Stories | 2 |

Exterior

| | |
|-----------------|--------------------------------------------------|
| Exterior | Stone/Rock |
| Lot Description | 2 - 5 Acres, Corner, Guadalupe River, Riverfront |
| Roof | Metal |
| Construction | Pre-Owned |
| Foundation | Slab |

School Information

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|------------|-----------------|
| District | Comal |
| Elementary | Rebecca Creek |
| Middle | Mountain Valley |
| High | Canyon Lake |

Additional Information

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|-----------------|---------------------|
| Date Listed | December 24th, 2024 |
| Days on Market | 262 |
| HOA Fees | 814 |
| HOA Fees Freq. | Annually |
| Gated Community | Yes |