

\$399,000 - 132 Serene St, Spring Branch

MLS® #1851708S

\$399,000

Bedroom, Bathroom,
Land / Farm on 3.54 Acres

MYSTIC SHORES, Spring Branch, TX

Lakefront Luxury Awaits! This is a must see in person to capture all it has to offer! Rare opportunity to own this 3.54-acre lakefront property in the prestigious gated section of Mystic Shores at Canyon Lake (The Peninsula at Mystic Shores). Experience breathtaking views of Canyon Lake and the surrounding Texas Hill Country with unobstructed vistas for miles. This property is adorned with mature oak trees and is situated on a quiet, secluded cul-de-sac. With ample acreage to spread out, there are multiple build sites perfect for your custom dream home or estate, including space for allowed separate outbuildings such as a casita/guest house, detached garage, or workshop. The property allows for up to three buildings total, including the main dwelling (more than allowed on smaller acreage lots within the community), which can be a 3,000+ square foot home with a 2-4 car garage. Water well permitted as well as underground utilities and available fiber optics ensure modern conveniences are at your disposal. Build now or later and take advantage of this opportunity to live in one of the most highly sought-after communities in the Hill Country. The Peninsula at Mystic Shores offers a host of amenities, including a homeowner's waterfront park with lakefront access, community pools, an outdoor pavilion for parties, tennis courts, a playground, game courts, a boat ramp, RV and boat storage, walking and biking trails, a fitness center, a clubhouse, planned social events, and a 140-acre nature preserve. Don't



miss this chance to build your dream home in a premier community with unparalleled amenities and natural beauty. Mystic Shores at Canyon Lake is a great centralized location to San Antonio, New Braunfels, San Marcos, and Austin. The historic towns of Gruene, Fredericksburg, Blanco, Johnson City, Boerne, and Luckenbach are minutes away.

Essential Information

MLS® #	1851708S
Price	\$399,000
Acres	3.54
Type	Land / Farm
Sub-Type	Residential Lot and Acreage
Status	Active
Has Pool	Yes

Water Feature/View

View	Canyon Lake
Is Waterfront	Yes
Water Body	Canyon Lake

Community Information

Address	132 Serene St
Area	2604
Subdivision	MYSTIC SHORES
City	Spring Branch
County	Comal
State	TX
Zip Code	78070-5297

Amenities

Amenities	BBQ/Grill, Clubhouse, Controlled Access, Fishing, Jogging Trails, Lake, Lake/River Park, Neighborhood Pool, Playground/Park, Water Front Access
Utilities	Cable TV, Electric, Telephone, Water System

Exterior

Lot Description Undeveloped, Partial Cleared, Wooded

School Information

District Comal
Elementary Rebecca Creek
Middle Mountain Valley
High Canyon Lake

Additional Information

Date Listed March 21st, 2025
Days on Market 184
Zoning R
Gated Community Yes