

# \$935,000 - 435 Arthur Court, Spring Branch

MLS® #1864438S

**\$935,000**

4 Bedroom, 3.00 Bathroom, 3,021 sqft

Residential on 1.33 Acres

MYSTIC SHORES, Spring Branch, TX

Welcome to your dream home in the gated community of The Peninsula at Mystic Shores! Nestled on a spacious 1.33-acre lot, this beautifully designed custom-built residence blends luxury, comfort, and functionality. Featuring 4 spacious bedrooms, 3 full baths, a versatile game room, and home office, this home offers plenty of space for both relaxing and entertaining. Step into the gourmet kitchen outfitted with high-end appliances, perfect for any culinary enthusiast. Ample custom cabinetry and abundant storage throughout the home to ensure that everything has its place. From the open-concept living area to the private owner's retreat, every detail reflects thoughtful design and modern style. Outside, the expansive lot offers ample space to create your dream backyard-whether it's a pool, outdoor kitchen, garden, or entertainment area, the possibilities are endless. Enjoy the tranquility of hill country living with the security of a gated community, all while being just a short drive from New Braunfels and nearby amenities. Whether you're hosting guests or enjoying quiet evenings under the Texas sky, this home offers the ideal blend of privacy and community.

Built in 2021

## Essential Information

MLS® # 1864438S

Price \$935,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,021
Acres	1.33
Year Built	2021
Type	Residential
Sub-Type	Single Family Detached
Style	Texas Hill Country
Status	Back on Market
Pool Description	None

### **Water Feature/View**

View	Canyon Lake
Water Body	Canyon Lake

### **Community Information**

Address	435 Arthur Court
Area	2604
Subdivision	MYSTIC SHORES
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

### **Amenities**

Amenities	Pool, Tennis, Clubhouse, Park/Playground, Sports Court, Basketball Court, BBQ/Grill, Lake/River Park, Jogging Trails, Volleyball Court, Waterfront Access
Parking	Attached
# of Garages	3

### **Interior**

Interior	One Living Area, Island Kitchen, Walk-In Pantry, Study/Library, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Game Room
Appliances	Gas Cooking, Disposal, Dishwasher, Water Softener (owned), Security System (Owned), Electric Water Heater, Gas Water Heater, Double Ovens, 2+ Water Heater Units
Heating	Central
Cooling	One Central

Fireplace	Yes
# of Fireplaces	1
Fireplaces	One
# of Stories	1
Stories	1

### **Exterior**

Exterior	4 Sides Masonry, Stucco, Stone/Rock
Lot Description	Canyon Lake, County View, Mature Trees (ext feat)
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

### **School Information**

District	Comal
Elementary	Rebecca Creek
Middle	Mountain Valley
High	Canyon Lake

### **Additional Information**

Date Listed	May 7th, 2025
Days on Market	153
HOA Fees	414
HOA Fees Freq.	Annually