

# \$1,185,000 - 191 Crane Cir, Spring Branch

MLS® #1865646S

**\$1,185,000**

4 Bedroom, 4.00 Bathroom, 3,161 sqft

Residential on 3.29 Acres

MYSTIC SHORES, Spring Branch, TX

Join us for an OPEN HOUSE on OCTOBER 19TH 1-3 PM and Discover elegant Texas Hill Country living in this stunning 4-bedroom, 3.5-bath custom home with a pool and incredible views. Nestled on a quiet cul-de-sac in the coveted Mystic Shores at Canyon Lake community. Situated on a sprawling 3.29-acre lot with views for miles and a custom infinity edge pool, this property offers the perfect blend of luxury, functionality, and natural beauty. Step inside to over 3,100sqft of single story living space. An open-concept layout features wood-look ceramic tile throughout, soaring ceilings with wood beams, and a cozy gas fireplace. The main living areas and master suite offer expansive views of Canyon Lake and the rolling Hill Country, bringing nature's beauty indoors. The gourmet kitchen is a chef's dream with an oversized gas stove, KitchenAid stainless appliances, double ovens, a walk-in butler's pantry, and a large island perfect for entertaining. A dedicated bar area includes a beverage fridge and an additional ice maker for effortless hosting. Escape to the luxurious primary suite, featuring a tray ceiling with wood beam accents and breathtaking backyard views. The spa-like ensuite bath offers dual vanities, an oversized soaking tub, and a dual-entry walk-through shower with double showerheads and a rain feature, and a large walk-in closet with ample storage. 3 additional bedrooms and 2 more full baths offer tons of space for families or guest suites.



A separate office/den provides the ideal work-from-home space, while the oversized laundry room includes custom tile and cabinetry and a convenient dog-wash shower. A large double door entry, half bath and a convenient mudroom from the 3-car oversized garage complete the interior of this exquisite home. Outside, unwind under the large covered patio complete with lighting and ceiling fans. Relax by the infinity-edge custom pool overlooking the scenic landscape, or entertain around the gas firepit with fire feature while taking in the awe-inspiring views of Canyon Lake and the hills. A gas stub is in place for your future outdoor kitchen dreams. The backyard offers wrought iron fencing, mature gardens, fruit trees, and raised vegetable beds. A true escape in natural beauty. This home is loaded with extras including dual tankless water heaters, water softener with reverse osmosis system, water purifier, UV filtration system, security system, and more! The private amenities for Mystic Shores residents are endless- 2 community pools, 2 lakeside parks, acres and acres of nature preserve and walking trails, a clubhouse for events with a gym, pickle ball, basketball, volleyball, and tennis courts, a playground, and boat and RV storage. This home truly checks every box for upscale Hill Country living with privacy, space, and panoramic views.

Built in 2021

**Essential Information**

MLS® #	1865646S
Price	\$1,185,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	3,161
Acres	3.29
Year Built	2021
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active
Has Pool	Yes
Pool Description	In Ground Pool

### **Water Feature/View**

View	Canyon Lake
Water Body	Canyon Lake

### **Community Information**

Address	191 Crane Cir
Area	2604
Subdivision	MYSTIC SHORES
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

### **Amenities**

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

### **Interior**

Interior	One Living Area, Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Utility Room Inside, Secondary Bedroom Down, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Room, Walk in Closets, All Bedrooms Downstairs
Appliances	Ceiling Fans, Built-In Oven, Microwave Oven, Stove/Range, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Smoke Alarm, Garage Door Opener, Solid Counter Tops, Chandelier, Cook Top, Custom Cabinets, Double Ovens, Gas Cooking, Gas Water Heater,

	Private Garbage Service, Propane Water Heater, Refrigerator, Security System (Owned)
Heating	Central, Heat Pump
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Gas, Gas Logs Included, One
# of Stories	1
Stories	1

## Exterior

Exterior	Stone/Rock, Stucco, 4 Sides Masonry
Exterior Features	Patio Slab, Covered Patio, Other - See Remarks, Outdoor Kitchen, Special Yard Lighting, Mature Trees, Wrought Iron Fence
Lot Description	County Vlew, 2 - 5 Acres, Canyon Lake, Cul-de-Sac/Dead End, Mature Trees (ext feat), Partially Wooded, Water View, Xeriscaped
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

## School Information

District	Comal
Elementary	Rebecca Creek
Middle	Mountain Valley
High	Canyon Lake

## Additional Information

Date Listed	May 9th, 2025
Days on Market	154
HOA Fees	414
HOA Fees Freq.	Annually