

\$819,900 - 340 Warbler, Spring Branch

MLS® #1868123S

\$819,900

4 Bedroom, 3.00 Bathroom, 2,931 sqft

Residential on 1.15 Acres

MYSTIC SHORES, Spring Branch, TX

Dreaming of the perfect Hill Country Home, located right beside Canyon Lake and the Guadalupe River in the prestigious Mystic Shores Subdivision? Look no further because this rustic, farm style home is about to get new owners soon! Meticulously designed, custom built in 2021 home that is situated on over an acre lot with majestic Oak trees is the perfect park like setting to enjoy as your new quiet sanctuary surrounded by deer, foxes, birds, & other wildlife. This spacious 3000 sf home offers 4 bedrooms, 3 full bathrooms, pocket door office, game room, butlers pantry, & gorgeous living & dining area. Kitchen features granite counters, gas cooktop, water softener, stainless steel appliances, huge pantry separate to Butlers Pantry & tons of cabinets and counter space. Living room offers a gas fireplace for year round enjoyment, concrete flooring, & sliding glass doors that open up to a large covered patio and backyard with oak trees. Primary suite located downstairs that boasts oversized room, large walk in closet, spa like shower and Dual Vanities. There is another nice size bedroom also located downstairs with a private bathroom, garden tub and large closet which could be a second primary or MIL suite. Upstairs you will find 2 more lovely bedrooms with large closets, a private guest bathroom & a game room/second living area. Also upstairs is a large walk in attic space to store all your stuff in for your convenience. Outside you will find 2 beautiful covered porches, one front and one



back. A outdoor brick fireplace w/ pavilion, extra poured concrete, enclosed garden area & also a storage building for your yard equipment. Completely fenced backyard allows for pets and small children to play safely and you are just seconds from the private nature preserve that allows owners to go enjoy and check out all the wildlife. Mystic Shores offers a private club house, gym, 2 community pools, park, walking paths, basketball, volleyball, pickleball & tennis!

Built in 2021

Essential Information

MLS® #	1868123S
Price	\$819,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,931
Acres	1.15
Year Built	2021
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Contemporary
Status	Active
Pool Description	None

Community Information

Address	340 Warbler
Area	2604
Subdivision	MYSTIC SHORES
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Amenities	Waterfront Access, Pool, Tennis, Clubhouse, Park/Playground, Jogging
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	Trails, Sports Court, Bike Trails, BBQ/Grill, Basketball Court, Lake/River Park, Other - See Remarks, Boat Ramp, Volleyball Court
Parking	Two Car Garage, Oversized
# of Garages	2

Interior

Interior	One Living Area, Separate Dining Room, Eat-In Kitchen, Island Kitchen, Walk-In Pantry, Study/Library, Game Room, 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, Attic - Access only
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Stove/Range, Gas Cooking, Disposal, Dishwasher, Water Softener (owned), Smoke Alarm
Heating	Heat Pump
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Gas
# of Stories	2
Stories	2

Exterior

Exterior	Brick, 4 Sides Masonry, Siding
Exterior Features	Patio Slab, Mature Trees
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 19th, 2025
Days on Market	124
HOA Fees	377
HOA Fees Freq.	Annually

