

# \$989,500 - 121 Pond View, Spring Branch

MLS® #1876503S

**\$989,500**

4 Bedroom, 3.00 Bathroom, 2,622 sqft  
Residential on 2.75 Acres

Mystic Shores, Spring Branch, TX

Welcome to your Hill Country retreat in the coveted Mystic Shores community. Nestled on 2.75 acres at the end of a quiet cul-de-sac, this updated 4-bedroom, 3-bath home blends privacy, views, and modern comfort. The open layout features a remodeled kitchen with custom cabinets, quartz counters, Samsung appliances (including induction cooktop), infantry blue island, pendant lighting, and a fridge that stays. The split floor plan highlights a spacious primary suite with a huge walk-in closet, dual vanities with pullouts, garden tub, dual-head shower, and new fixtures. Secondary bedrooms share a Jack & Jill bath, while the fourth doubles as a craft room with nearby full guest bath. A separate media/family room with surround sound opens to the patio. Outside, enjoy a saltwater pool (recently replaced pool equipment) with waterfalls, screened porch, pergola, stone/iron fencing, and manicured landscaping with lighting, raised beds, granite paths, and a custom garden shed. Additional perks: no carpet, 3-car garage with epoxy floors, UV air purification, water softener, solar panels with Tesla battery, 2 HVAC zones, new water heater (2024), and security system. Mystic Shores offers river access, pools, trails, sports courts, playground, RV/boat storage, and more-all within an hour of Austin or San Antonio. Experience the space, upgrades, and serenity of this Hill Country gem.

Built in 2017



## Essential Information

MLS® #	1876503S
Price	\$989,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,622
Acres	2.75
Year Built	2017
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active
Has Pool	Yes
Pool Description	In Ground Pool

## Community Information

Address	121 Pond View
Area	2606
Subdivision	Mystic Shores
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

## Amenities

Amenities	Pool, Tennis, Clubhouse, Park/Playground, Jogging Trails, Sports Court, BBQ/Grill, Basketball Court, Volleyball Court, Lake/River Park, Boat Ramp
# of Garages	3

## Interior

Interior	Two Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Media Room, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Pull Down Storage, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Telephone, Walk in Closets
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Washer, Dryer, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave

Oven, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Smoke Alarm, Security System (Owned), Electric Water Heater, Garage Door Opener, In Wall Pest Control, Smooth Cooktop, Solid Counter Tops, Custom Cabinets, Private Garbage Service, Double Ovens

Heating	Central
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	1
Stories	1

### **Exterior**

Exterior	4 Sides Masonry, Stone/Rock, Stucco
Exterior Features	Patio Slab, Covered Patio, Partial Sprinkler System, Storage Building/Shed, Has Gutters, Special Yard Lighting, Mature Trees, Stone/Masonry Fence, Ranch Fence, Screened Porch, Workshop
Lot Description	Cul-de-Sac/Dead End, On Greenbelt, County View, 2 - 5 Acres, Mature Trees (ext feat), Xeriscaped, Bluff View, Secluded
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

### **School Information**

District	Comal
Elementary	Rebecca Creek
Middle	Mountain Valley
High	Canyon Lake

### **Additional Information**

Date Listed	June 17th, 2025
Days on Market	93
HOA Fees	377
HOA Fees Freq.	Annually