

# \$475,000 - 9130 Rebecca Creek Rd, Spring Branch

MLS® #1891634S

**\$475,000**

4 Bedroom, 3.00 Bathroom, 2,108 sqft

Residential on 0.86 Acres

REBECCA CREEK PARK, Spring Branch, TX

RIVERFRONT PROPERTY, NEW MANUFACTURED HOME, TWO 1 BEDROOM WITH LOFT AS SECOND BEDROOM, TINY HOMES JUST WAITING TO MAKE INCOME FOR YOU OR HAVE YOUR OWN FAMILY COMPOUND. WALK DOWN TO THE RIVER WHERE THE SELLER SPENT \$25,000.00 TO CLEAR ALL THE BRUSH AND CEDAR TREES. SHORT-OR LONG-TERM RENTALS ARE ALLOWED SO LIVE IN ONE AND RENT THE OTHERS OR USE ALL FOR SHORT TERM RENTAL AND MAKE EVEN MORE. THE REBECCA CREEK GOLF COURSE IS WITHIN WALKING OR GOLF CART DISTANCE SO JOIN AND ENJOY THE BEAUTIFUL GOLF COURSE WITH ALL THE AMENITIES. THE SELLERS CUSTOM BUILT THIS PALM HARBOUR HOME AND IT IS UPGRADED TO THE MAX WITH UPGRADED APPLIANCES, FIXTURES, FIREPLACE, HIGH CEILINGS, BIG CLOSET, GARDEN TUB, HUGE WALK-IN CLOSETS AND MORE. THE HUGE LIVING, DINING AND KITCHEN AREA IS MADE FOR ENTERTAINING. THE KITCHEN FEATURES TOP OF THE LINE APPLIANCES INCLUDING REFRIGERATOR, MICROWAVE, STAINLESS STEEL SINK, COOKTOP AND BUILT-IN OVEN AS WELL AS LOTS OF CABINETS AND BIG ISLAND. THE PRIMARY BEDROOM IS MASSIVE AND FEATURES A LUXURY BATH WITH WALK-IN SHOWER, GARDEN TUB, SEPARATE VANITIES AND BIG CLOSET.



THE SECONDARY BEDROOMS ARE GOOD SIZE WITH AMPLE CLOSET SPACE. BUT, ENOUGH OF INSIDE. OUTSIDE YOU WILL FIND TWO MASSIVE DECKS, ONE IN FRONT AND ONE IN BACK. THERE IS ALSO ANOTHER PATIO IN BACK OF THE HOME. THE TWO COVERED DECKS ARE MADE FOR GET TOGETHERS OR RELAXING AT THE END OF THE DAY. ENJOY A COOL BREEZE ON EITHER OF THE DECKS AS YOU ENJOY THE QUIET AND PEACE OF COUNTRY LIVING. ALL THIS PLUS TWO TINY HOMES JUST PERFECT FOR YOUR CLOSE FRIENDS OR FAMILY OR THE RENT TO MAKE YOUR HOUSE PAYMENT AND LIVE FOR FREE. EACH HAVE BEEN REMODELED, FEATURES ONE BEDROOM, ONE BATH WITH LIVING ROOM AND NICE UPSTAIRS LOFT FOR A SECOND BEDROOM. THERE IS EVEN EXTRA SPACE THAT COULD BE MADE INTO A SECOND LOFT BEDROOM OR LIBRARY/DEN. BOTH HAVE MINI-SPLIT HEAT AND AC UNITS FOR ENERGY EFFICIENCY WHILE KEEPING YOU COMFORTABLE. BETWEEN THE NEW HOME REMODELEING THE TINY HOMES, ALL THE DECKS AND CONCRETE SKIRTING, SIDE FENCES, RIVER CLEARING, THE SELLERS HAVE INVESTED CLOSE TO 500K INTO THE PROPERTY, BUT UNFORTUNATELY THEIR PLANS CHANGED AND THEY ARE SAD TO LET IT GO BUT THIS IS YOUR CHANCE TO BUY YOUR DREAM HOME, READY TO MOVE INTO TODAY. ONLY 30 MINUTES TO SA AIRPORT, 40 MINUTES TO DOWNTOWN, 30 MINUTES TO BOERNE OR NEW BRAUNFELS AND MUCH MORE. THIS IS COUNTRY LIVING AT IT'S BEST WITHOUT SPENDING A MILLION DOLLARS.

Built in 2023

## **Essential Information**

MLS® #	1891634S
Price	\$475,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,108
Acres	0.86
Year Built	2023
Type	Residential
Sub-Type	Manufactured
Style	One Story
Status	Active
Pool Description	None

### **Water Feature/View**

Is Waterfront	Yes
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### **Community Information**

Address	9130 Rebecca Creek Rd
Area	2604
Subdivision	REBECCA CREEK PARK
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

### **Amenities**

Amenities	Waterfront Access, Park/Playground, Lake/River Park
Parking	None/Not Applicable

### **Interior**

Interior	One Living Area, Eat-In Kitchen, Island Kitchen, Walk-In Pantry, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Room, Telephone, Walk in Closets
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Self-Cleaning Oven, Microwave Oven, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Vent Fan, Smoke Alarm, Electric Water Heater, Smooth Cooktop

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

### **Exterior**

Exterior	Siding, Cement Fiber
Exterior Features	Covered Patio, Deck/Balcony, Double Pane Windows, Storage Building/Shed, Mature Trees, Detached Quarters, Additional Dwelling
Lot Description	On Waterfront, Bluff View, Riverfront
Roof	Metal
Construction	Pre-Owned

### **School Information**

District	Comal
Elementary	Call District
Middle	Call District
High	Call District

### **Additional Information**

Date Listed	August 11th, 2025
Days on Market	62