# \$2,299,000 - 1178 Mystic Pkwy, Spring Branch

MLS® #1898202S

# \$2,299,000

5 Bedroom, 6.00 Bathroom, 4,521 sqft Residential on 3.62 Acres

PENINSULA AT MYSTIC SHORES, Spring Branch, TX

Experience the pinnacle of Hill Country luxury in this breathtaking custom residence, located in the prestigious gated community of The Peninsula at Mystic Shores. Set atop a private 3.62-acre hilltop lot, this immaculate two-story home blends modern elegance with comfort and functionality, offering stunning panoramic views of the Hill Country and Guadalupe River.

Step through a grand 9-foot double iron door into an open-concept floor plan designed to impress. Soaring 22-foot ceilings and a massive sliding glass door flood the living space with natural light while showcasing the tranquil scenery outside. The living room features a striking floor-to-ceiling porcelain tile fireplace, adding a sleek and sophisticated focal point to the heart of the home. Custom ceiling designs throughout the home further elevate the architectural detail and aesthetic appeal. Perfect for entertaining, the gourmet kitchen boasts a massive center island, high-end Thermador stainless steel appliances-including a professional gas cooktop and vent hood-custom cabinetry with ample storage, quartz countertops, a large pantry, and an undermount sink. luxurious primary suite offers oversized picture windows that frame daily sunsets and breathtaking views. The spa-inspired en-suite bathroom features an expansive walk-in shower with dual rain showerheads, 12 body jets, floor-to-ceiling porcelain tile, and a stand-alone soaking tub separated by a tiled







pony wall. Dual vanities, a dedicated makeup station, and a generous walk-in closet complete this elegant retreat. Four additional bedrooms each include walk-in closets and private en-suite bathrooms. A dedicated office space opens to the patio via a sleek sliding glass door, while the upstairs loft and media room provide additional room for relaxation or entertainment. Enjoy outdoor living at its finest with both a covered patio and upper balcony offering uninterrupted Hill Country views. The full outdoor kitchen is ideal for al fresco dining and entertaining. Additional features include a spacious 3-car garage, high-end water softener system, a WiFi-controlled irrigation system, and tankless water heater providing endless hot water. Mystic Shores residents enjoy exclusive amenities including a lakeside pool, sports courts, playground, pavilion, and private access to Canyon Lake. With close proximity to Hwy 281, San Antonio, New Braunfels, and Wimberley, this home offers an unmatched combination of luxury, privacy, and convenience.

#### Built in 2023

### **Essential Information**

MLS® # 1898202S Price \$2,299,000

Bedrooms 5

Bathrooms 6.00

Full Baths 5

Half Baths 1

Square Footage 4,521 Acres 3.62 Year Built 2023

Type Residential

Sub-Type Single Family Detached
Style Two Story, Contemporary

Status Price Change

Pool Description None

#### Water Feature/View

View Guadalupe River

Is Waterfront Yes

Water Body Guadalupe River

# **Community Information**

Address 1178 Mystic Pkwy

Area 2604

Subdivision PENINSULA AT MYSTIC SHORES

City Spring Branch

County Comal

State TX

Zip Code 78070

#### **Amenities**

Amenities Controlled Access, Waterfront Access, Pool, Tennis, Clubhouse,

Park/Playground, Jogging Trails, Sports Court, Bike Trails, BBQ/Grill,

Basketball Court, Volleyball Court, Lake/River Park, Boat Ramp

Parking Oversized

# of Garages 3

#### Interior

Interior Two Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating

Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Media Room, Loft, Utility Room Inside, Secondary Bedroom Down, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Lower Level, Laundry

Room, Walk in Closets

Appliances Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook

Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Gas Grill, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Wet Bar, Vent Fan, Smoke Alarm, Pre-Wired for Security, Gas Water Heater, Garage Door Opener, Whole House Fan, Solid Counter Tops, Custom Cabinets, Carbon Monoxide Detector,

2+ Water Heater Units

Heating Central, 3+ Units

Cooling Three+ Central, Zoned

Fireplace Yes

# of Fireplaces 1

Fireplaces One, Living Room, Gas, Gas Starter, Other

# of Stories 2 Stories 2

### **Exterior**

Exterior Stone/Rock, Stucco

Exterior Features Patio Slab, Covered Patio, Bar-B-Que Pit/Grill, Deck/Balcony, Sprinkler

System, Has Gutters, Outdoor Kitchen

Lot Description County VIew, Water View, Partially Wooded, Mature Trees (ext feat),

Level, Xeriscaped, Guadalupe River, Riverfront

Roof Concrete

Construction Pre-Owned

Foundation Slab

### **School Information**

District Comal

Elementary Rebecca Creek

Middle Mountain Valley

High Canyon Lake

# **Additional Information**

Date Listed September 4th, 2025

Days on Market 50 HOA Fees 725

HOA Fees Freq. Annually

Gated Community Yes