

\$860,000 - 335 Mystic Breeze, Spring Branch

MLS® #1910755S

\$860,000

3 Bedroom, 3.00 Bathroom, 2,457 sqft

Residential on 3.36 Acres

MYSTIC SHORES, Spring Branch, TX

Step into hill country elegance with this striking one story residence, nestled on a sprawling 3.36 acre lot in the exclusive Mystic Shores community. Boasting 3 bedrooms, 2.5 baths, and 2,544 sq ft of thoughtfully designed living space. This home delivers both comfort and sophistication. The open-concept layout flows effortlessly from the foyer through the main living area and into the chef's kitchen, complete with a generous center island, breakfast bar, granite surfaces, and custom cabinetry. Tray and stepped ceilings accent many rooms, while strategically placed wall niches offer subtle architectural interest. Retreat to the primary suite, offering a sitting alcove, double vanities, a garden tub, separate shower, and a large Bespoke walk-in closet. Two additional bedrooms are supported by a full bathroom and a powder room, ideal for guests or flexible use. A dedicated game or media room adds extra living potential with it's own powder room, closet and outdoor access leading the the pool! Step outside into your private outdoor haven. A sparkling in-ground pool with an elegant water feature that adds a touch of resort-style luxury. An oversized covered patio anchored by a built-in fireplace invites year-round enjoyment, whether it's quiet mornings or entertaining under the stars. Nestled in the backyard, the gazebo offers a serene, shaded retreat ideal for morning coffee, evening gatherings, or quiet afternoons surrounded by nature. Just steps away, the greenhouse provides a year-round haven for



gardening enthusiasts-whether you're growing fresh herbs, vibrant flowers, or seasonal vegetables, this space is both functional and inspiring. The versatile 30' x 60' metal RV building offers exceptional functionality and space, ideal for storing RVs, boats, vehicles, equipment, or even converting into a workshop or hobby space. Built to last with durable steel construction, this structure features high-clearance entry, wide roll-up doors, and ample interior room for oversized vehicles and storage needs. Whether you're a full-time RV enthusiast, collector, or business owner, this building provides the security, space, and flexibility to accommodate a wide range of uses. Beyond your front door, Mystic Shores rewards residents with expansive amenities: parks, trails, community pool access, lakefront recreation, and more - all within a community that blends natural beauty, privacy, and convenience. Don't miss the chance to own a move-in ready, architecturally rich home in one of Spring Branch's most desirable enclaves.

Built in 2020

Essential Information

MLS® #	1910755S
Price	\$860,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,457
Acres	3.36
Year Built	2020
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Texas Hill Country
Status	Active Option
Has Pool	Yes

Pool Description Hot Tub, In Ground Pool

Water Feature/View

View Canyon Lake

Water Body Canyon Lake

Community Information

Address 335 Mystic Breeze

Area 2606

Subdivision MYSTIC SHORES

City Spring Branch

County Comal

State TX

Zip Code 78070

Amenities

Amenities Pool, Clubhouse, Park/Playground, Jogging Trails, Basketball Court, BBQ/Grill, Sports Court, Lake/River Park, Tennis, Volleyball Court, Waterfront Access

Parking Two Car Garage, Attached, Side Entry, Oversized

of Garages 2

Interior

Interior One Living Area, Separate Dining Room, Shop, Utility Room Inside, Secondary Bedroom Down, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Walk in Closets, Attic - Pull Down Stairs, Game Room, Media Room

Appliances Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Pre-Wired for Security, In Wall Pest Control, Plumb for Water Softener, Smooth Cooktop, Solid Counter Tops, Custom Cabinets, Double Ovens

Heating Central

Cooling One Central

Fireplace Yes

of Fireplaces 1

Fireplaces One

of Stories 1

Stories 1

Exterior

Exterior	4 Sides Masonry, Stone/Rock, Stucco
Exterior Features	Patio Slab, Covered Patio, Double Pane Windows, Has Gutters, Mature Trees, Additional Dwelling, Workshop, Bar-B-Que Pit/Grill, Gazebo, Storage Building/Shed
Lot Description	On Greenbelt, Bluff View, County Vlew, Horses Allowed, Partially Wooded, Mature Trees (ext feat), Secluded, 2 - 5 Acres, Canyon Lake
Roof	Heavy Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Rebecca Creek
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	September 18th, 2025
Days on Market	25
HOA Fees	414
HOA Fees Freq.	Annually