

\$1,900,000 - 1245 Phantom Rider, Spring Branch

MLS® #1918760S

\$1,900,000

5 Bedroom, 4.00 Bathroom, 4,706 sqft

Residential on 2.00 Acres

CYPRESS SPRINGS, Spring Branch, TX

Nestled along the Guadalupe River, The River Retreat at Spring Branch is a rare Hill Country sanctuary with two acres of unspoiled beauty and 200 feet of direct river frontage. This is more than a home; it's a property designed for connection, celebration, and quiet river life. Lovingly held by one family for years, the property has been a backdrop for countless gatherings and riverside memories. Now it's ready for a new chapter. Recently appraised at \$2.2 million, it offers \$300,000 in instant equity at its current list price of \$1.9 million, with short term rental Airbnb potential. The main residence, spanning 4706 square feet, unfolds across multiple levels that seem to float among the trees. Five bedrooms and three and a half baths provide generous space. Upstairs, the primary suite is joined by two additional bedrooms connected by a Jack-and-Jill bath, while a series of decks and an enclosed patio create an atmosphere that feels secluded. Downstairs, an expansive entertaining level includes a game area, a secondary catering kitchen, and a dumbwaiter that connects both kitchens effortlessly. Two additional bedrooms, a new hot tub, fire pit, pool and a three car garage complete this thoughtfully designed home. Closer to the river, a second residence was built in 2018 and offers 1,314 square feet of relaxed modern comfort. With three bedrooms, two baths, and an additional pool bath beneath the home, it's ideal for guests or rental. Constructed on steel pylons driven approx. 16 feet into the ground for



durability and peace of mind, the casita opens through French doors to a shaded patio overlooking the Guadalupe River. This property was made for spending time outdoors, with a smooth sloping yard leading down towards the water. Store kayaks and floats underneath the casita, and use the covered space for gathering with family and friends. Whether you see it as a family getaway, a full time residence, or an income opportunity, The River Retreat at Spring Branch offers a special slice of Hill Country river life.

Built in 2003

Essential Information

MLS® #	1918760S
Price	\$1,900,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,706
Acres	2.00
Year Built	2003
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	New
Has Pool	Yes
Pool Description	Above Ground Pool, Hot Tub

Water Feature/View

View	Guadalupe River
Is Waterfront	Yes
Water Body	Guadalupe River

Community Information

Address	1245 Phantom Rider
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Area	2602
Subdivision	CYPRESS SPRINGS
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Amenities	Waterfront Access, Clubhouse, Park/Playground
Parking	Attached
# of Garages	3

Interior

Interior	Three Living Area, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Utility Room Inside, Secondary Bedroom Down, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Upper Level, Laundry Room, Walk in Closets
Appliances	Ceiling Fans, Central Vacuum, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Gas Cooking, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Smoke Alarm, Security System (Owned), Pre-Wired for Security, Electric Water Heater, Garage Door Opener, Plumb for Water Softener, 2nd Floor Utility Room, Double Ovens, 2+ Water Heater Units, Private Garbage Service
Heating	Central, Window Unit, 3+ Units
Cooling	Three+ Central
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Three+, Stone/Rock/Brick
# of Stories	2
Stories	2

Exterior

Exterior	4 Sides Masonry, Stone/Rock, Stucco, Siding
Exterior Features	Patio Slab, Covered Patio, Deck/Balcony, Partial Fence, Double Pane Windows, Has Gutters, Mature Trees, Detached Quarters, Water Front Improved
Lot Description	Bluff View, Water View, 1 - 2 Acres, 2 - 5 Acres, Mature Trees (ext feat), Guadalupe River, Water Access, Riverfront, On Waterfront
Roof	Composition, Metal

Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Arlon Seay
Middle	Spring Branch
High	Smithson Valley

Additional Information

Date Listed	October 28th, 2025
Days on Market	5
HOA Fees	125
HOA Fees Freq.	Annually