

\$1,790,000 - 317 River Cliff Pl, Spring Branch

MLS® #3598409

\$1,790,000

0 Bedroom, 0.00 Bathroom,
Land / Farm on 17.63 Acres

Mystic Shores 21, Spring Branch, TX

tunning 17+ acre wooded retreat on Canyon Lake. Discover your private paradise with the beautifully wooded 17+ acre property situated on the shores of scenic Canyon Lake. Incredible panoramic lake views and an easy gentle slope leading down to water's edge- perfect for boating, fishing, or simply relaxing by the lake. The property is adorned with many mature oak trees alongside a variety of other hardwoods, creating a serene and shaded enviroment that blends privacy with nature's tranquility. Additional features include a water well with a public water also available for your convenience. This exceptional acreage borders the Corps of Engineers owned property on a peaceful, heavily wooded peninsula, easily accessible from this lot that has lots of acreage featuring beautiful trees, scenery, lots of wildlife, and more water frontage and undisturbed natural beauty for you to enjoy. Wonderful property for someone envisioning a stunning lakefront home with an incredible view and private parklike property setting.

Essential Information

MLS® #	3598409
Price	\$1,790,000
Bathrooms	0.00
Acres	17.63
Type	Land / Farm



Sub-Type	Unimproved Land
Status	Active

Water Feature/View

View	Hills,Lake,Water,Canyon Lake
Is Waterfront	Yes
Water Body	Canyon Lake

Community Information

Address	317 River Cliff Pl
Area	CM
Subdivision	Mystic Shores 21
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Utilities	Electricity Connected, Water Connected
Features	Barbecue, Common Grounds/Area, Clubhouse, Community Mailbox, Conference/Meeting Room, Fishing, Game Room, Gated, Internet Access, Lake, Playground, Park, Pool, Planned Social Activities, Trails/Paths, Tennis Court(s)

Exterior

Lot Description	Backs to Greenbelt/Park, Gentle Sloping, Many Trees, Trees Large Size, Views
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School Information

District	Comal ISD
Elementary	Rebecca Creek
Middle	Mountain Valley Middle
High	Canyon Lake

Additional Information

Date Listed	October 13th, 2025
Days on Website	5
RE / Bank Owned	Yes
HOA Fees	1150
HOA Fees Freq.	Annually

Gated Community Yes

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