

\$648,000 - 757 Pacific Place, Spring Branch

MLS® #554253

\$648,000

0 Bedroom, 0.00 Bathroom,
Land / Farm on 11.63 Acres

Peninsula At Mystic Shores 4, Spring Branch,
Texas

Discover your dream property at 757 Pacific Pl in the exclusive Peninsula section of Mystic Shores, Spring Branch, TX. This rare 11.63-acre lot offers a unique opportunity to own a slice of Texas Hill Country paradise, perfectly situated on a peninsula with Canyon Lake on one side and the Guadalupe River on the other. Nestled at the confluence of these beautiful waters, this premier lot boasts stunning water frontage. Wake up to breathtaking views of both the serene lake and the winding river, creating a picturesque backdrop for your future home. The peninsula setting provides unmatched privacy and natural beauty. The Peninsula at Mystic Shores offers a blend of exclusivity and community. As a resident, you'll enjoy access to premium amenities, enhanced security, and a prestigious address in one of Spring Branch's most sought-after neighborhoods. This property is a nature lover's paradise with mature trees, diverse wildlife, and stunning Hill Country vistas. The generous size allows for preservation of the natural landscape while providing ample space for your dream home. With 11.63 acres at your disposal, the opportunities are limitless. Design and build your dream home with ACC approval, allowing for outdoor living. Create a multi-generational compound for family gatherings or develop a private retreat with room for recreational activities. Living on this unique peninsula means unparalleled access to both Canyon



Lake and the Guadalupe River. Enjoy boating, fishing, and water sports, find scenic spots for picnics, and experience year-round outdoor enjoyment for the whole family. Imagine the possibilities of creating your perfect home in this idyllic setting. Custom-design a residence that complements the landscape, with ACC approval to ensure your vision aligns with community standards. Schedule a viewing today and start planning your future at 757 Pacific Pl. Your dream of lakeside and riverside living awaits in the heart of Texas's most beautiful area.

Essential Information

MLS® #	554253
Price	\$648,000
Bathrooms	0.00
Acres	11.63
Type	Land / Farm
Sub-Type	Acreage
Status	Active

Water Feature/View

View	Bluff, Meadow, Rural, River, Water
Is Waterfront	Yes
Water Body	Canyon Lake

Community Information

Address	757 Pacific Place
Subdivision	Peninsula At Mystic Shores 4
City	Spring Branch
County	Comal
State	Texas
Zip Code	78070

Amenities

Features	Barbecue, Basketball Court, Boat Facilities, Clubhouse, Dog Park, Fishing, Fitness Center, Gated, Park, Pier, Playground, Tennis Court(s)
----------	---

School Information

District	Comal ISD
----------	-----------

Additional Information

Date Listed	August 19th, 2024
-------------	-------------------

Days on Website	352
-----------------	-----

Gated Community	Yes
-----------------	-----

The information being provided by the Central Texas MLS is exclusively for consumers' personal, non-commercial use, and it may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. The data is deemed reliable but is not guaranteed accurate by the MLS.