\$1,305,000 - 3487 Rust, Spring Branch

MLS® #594693

\$1,305,000

3 Bedroom, 3.00 Bathroom, Land / Farm on 23.09 Acres

Rust Ranchettes, Spring Branch, Texas

Experience the perfect blend of rustic charm and modern comfort at this stunning 23-acre Gentlemen's Ranch in Spring Branch, Texas. Set on 23.09 acres of beautiful Hill Country landscape, this 2,447-square-foot home offers an ideal retreat for those seeking space, privacy, and recreational amenities. Key Features: 3 spacious bedrooms and 2.5 bathrooms, including a primary suite with a two-way fireplace and breathtaking sunrise views to the east. Open-concept living area with a cozy, rustic vibe throughout. Gourmet kitchen featuring a large island with a bar sink, stainless fridge (2021), propane oven/range, and a perfect spot to enjoy your morning coffee while watching the sunrise. Energy-efficient upgrades, including an on-demand water heater (2022) and a new water pump (2022). Water filtration system (2022) and Starlink rooftop internet for modern connectivity. Multiple living and entertaining spaces inside and out. Exterior highlights include stone and corrugated metal siding, a durable metal roof (2020), upper and covered lower patios, and mature oak trees. Outdoor amenities for the enthusiast: three deer stands, two feeders, shooting ranges, game pen, horse stables, and negotiable equipment such as a ranch truck, riding mower, push mower, trimmer, and blower. This private neighborhood has access via a shared easement, with additional direct access to the Guadalupe for recreational activities such as fishing, tubing, and kayaking. Furnishings,







Americana artwork, and select outdoor equipment are negotiable, offering a turnkey opportunity for the right buyer. Local favorites: Screaming Goat for dinner, Bourbon and Branch for cocktails, or check out the newly opened The Desert Spoon (weekend brunch, lunch, & dinner). This property is truly a rare find - offering expansive acreage, thoughtful upgrades, and a lifestyle that celebrates both comfort and the great outdoors. Schedule your private tour today and discover everything 3487 Rust has to offer!

Built in 2000

Essential Information

MLS® # 594693

Price \$1,305,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Acres 23.09

Year Built 2000

Type Land / Farm

Sub-Type Single Family

Style Ranch

Status Active

Water Feature/View

View River, Creek/Stream, Seasonal View, Water

Is Waterfront Yes

Water Body Guadalupe River

Community Information

Address 3487 Rust

Subdivision Rust Ranchettes

City Spring Branch

County Comal

State Texas

Zip Code 78070

Amenities

Utilities Electricity Available, Propane
Features Other, See Remarks, Hunting
Parking Garage, Other, See Remarks

Interior

Interior Laminate, Tile, Concrete, Painted/Stained

Appliances Dryer, Dishwasher, Disposal, Gas Range, Gas Water Heater,

Microwave, Refrigerator, Some Gas Appliances, Range

Heating Central, Fireplace(s), Wood Stove

Cooling Central Air, Zoned

Fireplace Yes # of Fireplaces 2

Fireplaces Bedroom, Great Room, Kitchen, See Through, Wood Burning Stove

of Stories 1

Stories One, Two

Exterior

Exterior Features Balcony, Porch, Propane Tank - Owned, Fire Pit, Horse Facilities, Other,

See Remarks

Roof Metal

Construction HardiPlank Type, Frame, Metal Siding, Stone

Foundation Slab

School Information

District Comal ISD

Elementary Bill Brown Elementary

Middle Smithson Valley

High Smithson Valley High

Additional Information

Date Listed October 7th, 2025

Days on Website 26
Days on Market 20

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