

\$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 Dishwasher, Disposal, Gas Range, Gas Water Heater, Microwave, Some Gas Appliances, Range, Dryer, Refrigerator
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 Two, One

Exterior

Exterior Features Balcony, Fire Pit, Horse Facilities, Other, Porch, Propane Tank - Owned, See Remarks
Roof Metal
Construction Frame, HardiPlank Type, 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 5

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