

\$480,000 - 308 River Rdg, Spring Branch

MLS® #6911601

\$480,000

0 Bedroom, 0.00 Bathroom,
Land / Farm on 7.94 Acres

Mystic Shores 16, Spring Branch, TX

EXPANSIVE 7.94 ACRE HOMESITE WITH BREATHTAKING 360° HILL COUNTRY VIEWS

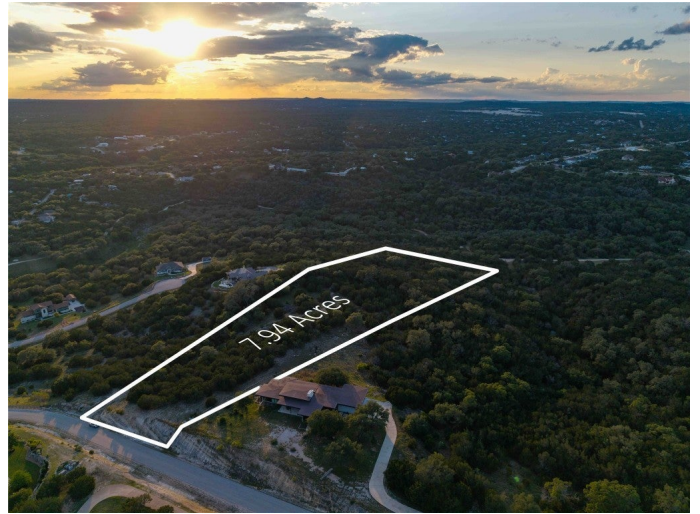
An amazing and rare canvas for luxury living on this spectacular 7.94-acre homesite nestled in the heart of the Texas Hill Country. Offering panoramic 360-degree views, this rare parcel presents the ultimate opportunity to build your custom dream generational home.

This premium homesite offers the perfect blend of privacy and community in a luxury neighborhood. Experience the serenity of Hill Country living while remaining remarkably accessible to all the city conveniences. Just a short drive from the vibrant cities of San Antonio, New Braunfels, and Austin—ideal for commuters or those who appreciate easy access to metropolitan amenities without sacrificing their peaceful retreat.

EXCLUSIVE COMMUNITY AMENITIES

Residents enjoy access to resort-style amenities secured with keycard/keypad entry systems for your peace of mind:

- * Two sparkling neighborhood pools perfect for cooling off during warm Texas summers
- * Picturesque lakeside park offering water activities and scenic relaxation areas
- * Expansive nature preserve with hiking trails and wildlife observation opportunities
- * Elegant community center available for private events and gatherings
- * Vibrant social calendar featuring regular community events and activities
- * Welcoming atmosphere with friendly,



respectful neighbors who value privacy
This exceptional property offers the rare
opportunity to create a legacy estate with
unmatched views while enjoying the benefits
of an established, secure community. Build at
your own pace and realize your architectural
vision surrounded by the natural beauty that
makes the Texas Hill Country a coveted
destination.

Don't miss this chance to secure your piece of
Hill Country heaven

Lender incentives on a home construction loan
available in needed.

Essential Information

MLS® #	6911601
Price	\$480,000
Bathrooms	0.00
Acres	7.94
Type	Land / Farm
Sub-Type	Other
Status	Active

Water Feature/View

View	River,Water,Guadalupe River
Is Waterfront	Yes
Water Body	Guadalupe River

Community Information

Address	308 River Rdg
Area	CM
Subdivision	Mystic Shores 16
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Utilities	Cable Available, Electricity Available, Phone Available
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Features	Barbecue, Clubhouse, Internet Access, Playground, Park, Tennis Court(s), Trails/Paths
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Exterior

Lot Description	Views
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School Information

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

Additional Information

Date Listed	May 13th, 2025
Days on Website	152
Zoning	255
HOA Fees	415
HOA Fees Freq.	Annually

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