

\$1,499,900 - 301 Bentwater Pl., Spring Branch

MLS® #00301

\$1,499,900

4 Bedroom, 3 Bathroom, 6,082 sqft

Residential on 1 Acres

Mystic Shores, Spring Branch, Texas

Dazzling property perfectly perched within Mystic Shores to allow the most beautiful views of Canyon Lake that can be enjoyed from the spectacular back yard that was designed to entertain! Featuring a covered patio, this outdoor space is beautifully designed to include an infinity in-ground pool with an attached spa accompanied by a gas outdoor fireplace to join around. Within the residence you can elevate these views throughout the home as it features an open and split layout. As you enter through the courtyard, you are welcomed into the foyer that connects you to either the office, with built-in bookcases, or the formal dining room that features an adjoining wet bar. From here you find yourself within the living room, featuring expansive windows, a masonry gas fireplace and vaulted beamed ceilings as well as access to the covered balcony offering endless views. Opening up into the kitchen you'll notice the granite countertops throughout, offering ample bar seating and additional counter space at the island. The custom cabinetry is beautifully paired with the custom woodwork on the vent hood that sits over the 6 burner gas-cook top that also has a griddle and pot filler. Completing this gourmet kitchen are built-in Thermador appliances that include an oven, refrigerator, microwave and dishwasher. Neighboring the kitchen is a charming dining space that grants amazing outdoor views, you also have a walk-in pantry around the corner of the kitchen that has



ample shelving and storage. As you continue you will come into the guest bedroom which features an attached en suite and easy access to the balcony. Completing the main level is the Owner's Suite, featuring a coffered ceiling and masonry gas fireplace, this suite features an attached en suite to include a beautifully designed walk-in shower with dual shower heads, a jetted soakers tub and separate vanities that have cabinetry storage as well as a walk-in closet with built-in shelving and hanging racks. You also have private outdoor access to the covered balcony that overlooks the pool and is complete with a built-in grill. Take the elevator upstairs where you can get active in the workout room, complete with fitness floor tiles, or play a card game in the tower peak which grants uninterrupted 360 views of the Hill Country and Canyon Lake. On the lower level of the home you have two additional bedrooms, indoor storage and an extra dining space across from the theatre room that has a 100" screen to watch those blockbuster films. Completing this lower level is a game room that has beautiful antique tin tiles on the ceiling and a full service bar complete with bar seating, wine rack, sink and stone features. You are also granted outdoor access to the covered patio that brings you to the poolside. Be sure to utilize the easily accessible storage to store all of your pool toys, and even lake toys as the community offers Canyon Lake Access!

Built in 2011

Essential Information

MLS® #	00301
Price	\$1,499,900
Bedrooms	4
Bathrooms	3

Half Baths	3
Square Footage	6082
Acres	1.00
Year Built	2011
Type	Residential
Status	Sold

Community Information

Address	301 Bentwater Pl.
Subdivision	Mystic Shores
City	Spring Branch
State	Texas
Zip Code	78070

Amenities

Features	Dishwasher, Family Room, Fenced Yard, Fireplace, Hardwood Floors, Living Room, Microwave, Swimming Pool
# of Garages	3

Interior

Stories	3
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Exterior

Lot Description	1
Lot Size	1

School Information

District	Comal ISD
Elementary	Rebecca Creek Elementary
Middle	Mt. Valley Middle
High	Canyon Lake High

Additional Information

Short Term Rental Allowed	no
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