1030 Mystic Pkwy
Spring Branch, Tx 78070

Land

- Stunning views of the Guadalupe River and the TX Hill Country!
- Spectacular 1.36 acre property in Mystic Shores with mature oak trees
- Provides privacy and tranquility with large outdoor entertainment spaces
- Located within Mystic Shores, the premier Hill Country subdivision, offering the following amenities: community center, boat ramp, storage, two swimming pools, tennis & pickleball courts, basketball courts, volleyball court, two lakeside parks with picnic/grilling facilities and a 200+ acre nature preserve

House

- Constructed in 2012 with numerous upgrades
- 5586 sq ft house has 5 bedrooms, 4.5 baths, with large game room upstairs
- Open floor plan with combined kitchen, living and dining room
- Family room has oversized windows and beautiful stone gas log fireplace
- Kitchen features granite countertops with large island, propane cooktop and large oven, dishwasher, with beautifully crafted cabinets & drawers
- Private owners retreat with optional sitting and exercise room, fireplace, multiple built-ins, dual vanities, soaking tub, large walk-in shower and beautiful panoramic views.
- Downstairs also has a large study
- Laundry room is oversized with washer/dryer connections with multiple cabinets for storage and workspace for crafts
- 2nd story has an expansive game room, large enough for a pool table, sectional, game table, built-in bar and balconies out the front and back with incredible views
- 2nd story also has 4 bedrooms with 2 full bathrooms
- Oversized 3 car garage with epoxy floors, utility sink, slat wall & ceiling storage

Quality & Efficiency

- 3 water heaters.
- 3 programmable HVAC units, 2023, 2024 & 2024.
- Water softener 2012
- 500 gallon propane tank is buried
- Metal roof
- Security system w/ 12 security cameras (receiver must be purchased and installed)
- Spray foam insulation in attic and extra thick insulated walls for energy efficiency
- Real wood soffits on porch ceilings

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(cont.)
1030 Mystic Parkway
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Outdoor Features

- Large covered back patio has views of the Guadalupe River and the Hill Country for miles, and outdoor kitchen that includes island, grill, sink, burner, and cabinets
- Resort style pool built by Cody Pools (2020) with 3’ to 6’ depth and tanning shelf
- Free standing separate hot tub
- Separate pergola and fenced garden
- Pool bathroom and equipment storage room
- 12’ x 22’ Workshop / hobby space, insulated, with mini split, utility sink & roll up door

This home is a beautiful relaxing oasis at Canyon Lake!

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