

1078 Star Ridge Spring Branch, Tx 78070

Land

- Stunning views of the Canyon Lake and the TX Hill Country!
- Spectacular 1.76 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 2013 by Jimmy Jacobs with numerous upgrades.
- 4287 sq ft main house has 3 bedrooms, 3.5 baths, game room/media room, and upstairs sitting room.
- Front metal decorative door leads into the entry room that has faux painted treatment on lighted barrel ceiling.
- Soaring ceilings with wood beams throughout the home and windows across the back to take in all the amazing views. Porcelain tile and wood flooring.
- Open floor plan with combined kitchen, living and breakfast area with a separate dining room.
- Family room has enormous, beautiful windows with motorized shades and wood burning stone fireplace.
- Kitchen features granite countertops with large, curved island, travertine backsplash below and above the cabinets, fridge/freezer, propane cooktop and double oven, warming drawer, dishwasher, reverse osmosis with beautifully crafted cabinets & drawers and built-in desk. Center island has microwave drawer and chef sink. In addition to the walk-in pantry, there is a butler's pantry with cabinets and wine fridge.
- Primary bedroom has room for a sitting area and lots of windows with Hill Country lake views!
- Primary bathroom has beautiful walk-through tiled shower, soaking garden tub with dome ceiling above and separate vanities all with travertine accents. Also worth noting is the coffee bar as you enter the room. Primary closet has lots of space and shelves for shoes as well as built in drawers.
- Separate media room with full wet bar, cabinets, granite counters, travertine tile, wine fridge and separate wine closet with metal scroll designed door that can hold several hundred wine bottles.



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- 2nd story has 2 bedrooms with their own separate full bathroom and an additional sitting area with a balcony overlooking the incredible views
- Laundry room is oversized with washer/dryer connections with multiple cabinets for storage and workspace for crafts.
- Oversized 3 car garage with enough room for 3 cars and ATV plus additional work area, epoxy flooring and overhead storage.
- Both water heaters are tankless and water softener was serviced 2024.
- 2 programmable HVAC units serviced 3/25.
- 500-gallon Propane tank is buried.
- Metal roof.
- Security system throughout.
- Interior and exterior wall spray foam insulation
- All audiovisual equipment remains.

Outdoor Features

- Large covered back patio has views of Canyon Lake for miles, a wood burning fireplace and outdoor kitchen that includes grill, sink and refrigerator.
- Backyard is tiered with an upper partially fenced yard with grass for your pets, the next level has firepit and the lower portion has a water fountain.

This home is a beautiful relaxing oasis at Canyon Lake!



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