



For Sale on Market

\$1,400,000

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1348 MYSTIC SHORES BOULEVARD, SPRING BRANCH, TX 78070

4 BEDS, 3 FULL & 1 HALF BATH(S)

Welcome to 1348 Mystic Shores, a Hill Country retreat on the peaceful north side of Canyon Lake. Located in the sought-after Mystic Shores community, this home blends timeless design, modern updates, and versatile space to suit many lifestyles. The main residence offers 4 spacious bed, 3.5 baths, and a warm, flowing layout. The living area features a stately fireplace and new wainscoting for added charm. The fully remodeled primary bath provides a spa-like experience with a garden tub, split vanities, and elegant tilework. The kitchen includes gas cooking, ample cabinetry, and thoughtful finishes. Upstairs is a flexible room currently used as a bed that can also serve as a media room, office, or guest suite. A detached structure (approx. 30x50, not in MLS square footage) adds incredible value. The lower level includes a workshop, oversized two-car garage with RV or boat bay, and fitness area. A commercial-grade 3-car lift is installed and negotiable. Upstairs, a fully equipped studio apartment includes a kitchen, full bath, and private entrance, ideal for guests, extended family, or rental income. The backyard is built for relaxation and entertaining with a custom pergola and swings, outdoor gas grill, and resort-style pool featuring a waterfall and lounge shelf. The rear of the property is fenced, and an electric gate enhances curb appeal and privacy. Property highlights include 4 bed and 3.5 baths in the main home, upstairs flex room, remodeled primary suite, gas kitchen, detached 30x50 building with workshop and garage, negotiable lift, upstairs studio apartment, resort-style

GENERAL DESCRIPTION

- Subdivision:** Mystic Shores 15
- Property Type:** Townhouse / Condo
- Bedrooms:** 4
- Baths:** 3 Full & 1 Half
- Stories:** 2
- Year Built:** 2020
- Building Sqft:** 2,986 /
- Lotsize:** 43,560
- MLS# / Area:** CCARTX-463475



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Visit <https://www.har.com/CCARTX-463475> for more information

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