



78 Dodder lane

**For Sale** on Market

**\$325,000**

Call 7138840322 Today!

## LAND - SINGLE LOT

Newly listed in Spring Branch at Mystic Shores, this exceptional 8+ acre property offers a rare opportunity to create your ideal Hill Country retreat. Ideally positioned adjacent to the community pool and park, the land has been thoughtfully cleared and mulched, with branches raised to enhance views and showcase the natural beauty of the setting. Chairs are already on site—inviting you to sit, take in the surroundings, and envision your future home. The gentle slopes along the just cleared Oak Tree lined Limestone Ledge that overlooks the valley below along with untouched acres for you to choose how to best use for your liking. This is a deed restricted neighborhood to both protect and enhance your finished product (your home, guest home, barn, workshop, etc...) This property is worth the drive to come see for yourself. Agricultural exemption eligibility over time and horses are allowed to the property's versatility. Mystic Shores offers an impressive array of amenities, including lake frontage, lake access for boating, parks, and multiple swimming pools. Walk the property at your leisure and submit your offer with confidence. Owner financing is available, making this an exceptional opportunity to secure a premier homesite in one of Spring Branch's most desirable communities.

### GENERAL DESCRIPTION

**Subdivision:** Mystic Shores 14

**Property Type:** Land - Single Lot

**Lotsize:** 348,916

**Maintenance Fee:** \$377 / Annually

**MLS# / Area:** ABORTX-1671445



**Presented By**  
**Alyssa Lienau**

Century 21 Lucky Money

7138840322

**Listing Broker**  
**ERA Experts**

78 Dodder Ln, Spring Branch, TX 78070

Visit <https://www.har.com/ABORTX-1671445> for more information