

1026 Mystic Breeze, Spring Branch, Texas 78070

Listing ID: 7577211 **LP:** \$989,000

Recent Change:09/23/2022 :: ->A

NEW



Address: [1026 Mystic Breeze](#) **Std Status:** A/RESI
City: Spring Branch, Texas 78070 **List Price:** \$989,000
County: Comal **MLS Area:** CM
PID: [138460](#) **Tax Lot:** 1811
Subdivision: Mystic Shores 14 **Tax Blk:**
Legal Desc: MYSTIC SHORES 14, LOT 1811
Type: Single Family Resi/Fee-Simple
ISD: [Comal ISD](#) **Elem:** [Rebecca Creek](#)
Mid or JS: [Mountain Valley Middle](#) **High:** [Canyon Lake](#)
Primary Bed on Main: Yes # **Living:** 1 **# Dining:** 1
Beds: Total: 3 (Main: 3 Other:) **Baths:** Total: 3 (F: 2/H: 1)
Living SqFt: 2,335/Public Records **\$/SqFt:** \$423.55
Yr Blt: 2020/Public Records/Resale
Acres: 5.160 **Levels:** 1
Lot Sz Dim: **Lnd SqFt:** 224,770
Pool Priv: No/None

General Information

Garage: 2 / Tot Prk: 4 / Attached, Door-Single, Garage Faces Side, Parking Pad, Paved
Roof: Composition, Shingle **Dir Faces:** West
Construction: Stone **ETJ:** See Remarks
WaterFront: No/None
Access Feat: None
Horses: No/None
Foundation: Slab
Restrictions: Deed Restrictions
Security Feat: Smoke Detector(s)
Property Cond: Resale **Bldr Nm:**

Interior Information

Laundry Loc: Laundry Room
Fireplaces: 1/Electric, Living Room
Appliances: Built-In Electric Oven, Built-In Oven(s), Cooktop, Dishwasher, Disposal, Electric Cooktop, Microwave, Range Hood, Water Heater-Electric
Interior Feat: Breakfast Bar, Ceiling Fan(s), Ceiling(s)-High, Double Vanity, Dryer-Electric Hookup, Eat-in Kitchen, Entrance Foyer, Kitchen Island, No Interior Steps, Open Floorplan, Pantry, Primary Bedroom on Main, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Washer Hookup
Flooring: Carpet, Tile
Window Feat: Blinds, Dual Pane Windows

Rooms Information

Room	Level	Features
Kitchen	Main	Breakfast Bar, Center Island, Dining Area, Eat In Kitchen, Open to Family Room, Pantry
Primary Bedroom	Main	Ceiling Fan(s), Walk-In Closet(s)
Primary Bathroom	Main	Dual Vanity, Full Bath, Soaking Tub, Walk-in Shower

Exterior Information

View: Hill Country, Panoramic **Fencing:** Fenced, Full, Gate, Wire
Exterior Feat: Exterior Steps
Patio/Prch Feat: Covered, Front Porch, Rear Porch
Community Feat: Cluster Mailbox
Lot Feat: Back Yard, Front Yard, Xeriscape
Other Structure: None

Additional Information

List Agrmnt: TXR/Exclusive Right To Sell
Spl List Cond: None
Disclosures: Seller Disclosure
Docs Avail: Survey
FEMA Flood: No

Utility Information

Heating: Central, Electric **Sewer:** Septic Tank **GCD:**
Cooling: Ceiling Fan(s), Central Air, Electric **Water Src:** Public
Utilities: Cable Available, Electricity Connected, Internet-Cable, Phone Available, Water Connected
Green Energy Efficient: None
Green Sustainability: None

Financial Information

HOA YN: Yes	HOA Name: Mystic Shores POA	HOA Fee/Freq: \$312/Annually
Estimated Tax: \$13,620	Tax Annl Amt:	Tax Year: 2022
Tax Exempt: Homestead	Tax Assess Val: \$762,570	Tax Rate: 1.7860
Assoc Require: Mandatory		Transfer Fee:
HOA Fee Incl: Common Area Maintenance		
Special Assess:		Possession: Close Of Escrow, Funding
Buyer Incentive: None		

Accept Finance: Cash, Conventional, FHA, VA Loan
Prefr'd Title Co. 1845 Title

Showing Information

Occupant Type: Owner
Showing Reqs: Lockbox, Showing Service, Sign on Property
Showing Instr: Use ShowingTime to schedule an appt to show
Lockbox Loc: Front Gate
Lockbox SN#: 0000
Directions: From 281 head northeast on FM306 for approx 5 miles, left on Mystic Breeze to home on right

Owner Name: Christopher & Angela White
Lockbox Type: Combo
Access Code:

Remarks

Private Remarks: Offers received after 5pm will be presented the next business day. ***PREFERRED TITLE - 1845 Title 512-402-3300***

Public Remarks: This stunning 3 bedroom home sits on 5 acres of fully fenced property. Features include an open floor plan with beautiful wood look tile flooring and an abundance of windows allowing for the natural light to flow in. You'll love this bright kitchen with farm style sink, electric cooktop and dual built-in ovens. The oversize island is great for meal prep and entertaining. A spacious owner's ensuite offers a private exit to the back patio. The luxurious bath is the perfect place to unwind with a soaking tub, extended walk-in shower, his and hers vanities and lots of storage. Secondary bedrooms share a full bath. The split bedroom plan offers privacy from the owner's retreat. There's plenty of parking space with an oversized garage plus large concrete driveway. The extended covered porch overlooks the property with lots of mature oaks for privacy. This lake community offers several parks and pools and you're just 13 minutes from the boat ramp!

Agent/Office Information

List Agent: [567369/Chris Watters](#)
List Office: [5827/Watters International Realty](#)
DR Name: Chris Watters
LO Address: 8240 N Mopac Austin, Texas 78759
LA Email: listings@wattersinternational.com
Own Name: Christopher & Angela White
CDOM: 3
Intrmdry: Yes

LA Phone: (512) 646-0038
LO Phone: (512) 646-0038
LO Phone: (512) 646-0038

Bonus:
Occupant: Owner

LA Fax: (512) 277-5104
Sub Ag: 3.00% / **Buy Ag:** 3.00%
LO Fax: (512) 532-9473

ADOM: 3
VarComm: No

List Det URL:
VT Branded: <https://www.tourfactory.com/3029091>
VT Unbranded: <https://www.tourfactory.com/idxr3029091>
Vid Branded: https://www.zillow.com/view-3d-home/a8f2d156-04a2-445e-8c14-fba8a54e68eb?setAttribution=mls&wl=true&utm_source=listing
Listing Will Appear On: AustinHomeSearch.com, Apartments.com Network, HAR.com, Homes.com, Homesnap, ListHub, Realtor.com