



\$345,000.00

**1610 SUNSET PARK, SPRING BRANCH, TX
78070, USA**

<https://test.houston-re.com>



Feel like you're on vacation everyday in this amazing ranch home sitting on over half an acre with golf course views! Nestled on a quiet corner lot, this home offers everything you're looking for...beautiful wood floors, completely fenced, private wooded lot and surrounding area, huge covered porch, stainless steel chef's sink, stainless dishwasher, frig & [...]

Rooms & Units Description

Property title: 1610 Sunset Spring Branch Texas 78070

Room Description: 1 Living Area

Photo Count: 13

Original List Price: 345000.00

Room Count: 4

Bed Room Description: All Bedrooms Down

HOA Mandatory: 1

Key Map: 1



Property Details

Parcel Number: 46663	Lot Description: Cleared
Style: Traditional	List Type: Exclusive Right to Sell/Lease
Price Sq Ft List: 259.40	Acres: 0.5355
Acres Description: 1/2 Up to 1 Acre	Dwelling Type: Free Standing
Stories: 1	Restrictions: Deed Restrictions, Deed Restrictions

Property Features

Roof: Aluminum,Wood Shingle	Foundation: Pier & Beam
Carport Description: Attached Carport	Carport Spaces Count: 2
Heat System: Central Electric	Cool System: Central Electric
Water Sewer: Public Water,Septic Tank	Siding: Other,Wood

Fees & Taxes

Tax Rate: 1.6897	Tax Amount: 3257
Tax Year: 2023	Other Mandatory Fee: HOA transfer fee & resale certificate
Fee Other: 1	Fee Other Amount: TBD

Basics

Baths Full: 3	Year Built Src: Appraisal District
Price Change Timestamp: 2023-09-01T14:45:18.210	

Location Details



Area: 83

School District: 141 - Comal

School Elementary: REBECCA CREEK ELEMENTARY SCHOOL

School High: CANYON LAKE HIGH SCHOOL

State: Texas

City: Spring Branch

County Or Parish: Comal

Directions: Hwy 281 from San Antonio, go to Rebecca Creek Rd, landmark on corner, turn R, follow the winding road until 1st R before Rebecca Creek Golf Course which is Sunset Park, follow the road to Sunset Park and Vista View, house on the corner

School Middle: MOUNTAIN VALLEY MIDDLE SCHOOL

Subdivision: Rebecca Creek Park 1

Zip: 78070

Miscellaneous

Annual Maint Desc: Mandatory

Disclosures: Sellers Disclosure

Finance Available: Cash Sale,Conventional,FHA,VA

Realist Block: Deed Restrictions

Exemptions: Homestead,,,,,,,,,,

Legal: REBECCA CREEK PARK FIRST FILING, BLOCK 9, LOT 6-7

Courtesy of

List Office Name: Eaton Realty

