

160 Creekwood Ct

SPRING BRANCH, TEXAS 78070 · SPRINGS AT REBECCA CREEK

Offered at \$645,000

Acreage, flexibility, and a different way to live in the Hill Country.

4.37 ACRES | 2,923 SF | 3 BED / 2 BATH SINGLE-LEVEL MAIN RESIDENCE | PRIVATE CASITA | 2 FLEX ROOMS

INSIDE THE HOME

- **Single-level main residence** — 3 bedrooms, 2 full baths
- Vaulted living room with **exposed stained beams**, a limestone fireplace wall and a freestanding wood-burning stove
- Large windows framing the oaks, with open flow between kitchen, dining and living
- **Island kitchen** with double ovens, recent appliances, glass-front upper cabinets and generous prep space
- Primary suite with vaulted ceiling, exposed beam, room for a sitting area and **private exterior access**
- Primary bath with double vanity, tiled walk-in shower with dual showerheads and a large walk-in closet
- Walk-in closets in the secondary bedrooms
- **No carpet** — wood-look laminate and tile throughout

PRIVATE CASITA

1 BEDROOM · 1 BATH · TWO PRIVATE ENTRANCES

- Separate exterior access, independent of the main residence
- Its own kitchen and living area
- Bedroom, full bath with walk-in shower and a large walk-in closet
- A true secondary living arrangement — not a fourth bedroom down the hall

TWO FLEX ROOMS

WING ADDED CIRCA 2006

- Located beyond the utility room, with closets and exterior access
- Concrete flooring and independent window-unit cooling
- Suited to **home offices, fitness, media, studio, hobby or overflow space**

Flex rooms are not represented as bedrooms.

BEYOND THE WALLS

- **4.37 acres** with mature live oaks; fenced acreage per seller
- **Private gated entrance** with limestone columns and a paved circular drive
- Hill Country white limestone exterior and an oversized covered front porch
- **Large screened rear porch**, wired for three ceiling fans
- Above-ground pool with lounge deck, plus a flagstone gathering area beneath the shade trees
- **Seasonal creek** toward the back of the property, past the maintained yard
- **Three-car garage**, with the third bay currently used as workshop space
- Storage buildings, greenhouse shell and rainwater catchment

BEFORE YOU HEAD OUT →

Don't miss the path behind the back gate leading toward the seasonal creek. The property continues well beyond the maintained backyard into a natural section at the rear of the acreage.

Look for the framed photo in the kitchen showing this area when the owners kept the path manicured and used it regularly.

IMPROVEMENTS + SYSTEMS

- **New roof to be installed for the new owner prior to closing**
- Central HVAC approximately 2 years old
- Two water heaters — one approximately 2 years old
- Energy Shield attic blanket added in 2012 for energy efficiency
- Public water serves the residence; private well currently used for the pool
- Private septic, rainwater catchment and a French drain in the front yard

LOCATION + PROPERTY OPPORTUNITY

COMAL COUNTY · COMAL ISD

Spring Branch acreage with practical access to Hwy 281, Bulverde, Canyon Lake and the Guadalupe River, with New Braunfels and San Antonio in the broader daily-life radius.

- Minimal restrictions *per seller*
- Horse-friendly acreage *per seller*
- Room to explore a future workshop, outbuilding or additional dwelling, subject to approvals
- No city taxes *per seller / current property information*

Buyer to independently verify restrictions, permitted uses, taxing jurisdictions, property boundaries, septic requirements, school assignment and approval requirements for future improvements.

Listed by Tiffany Stevens

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Information deemed reliable but not guaranteed. Buyer should independently verify measurements, square footage, restrictions, school assignments, boundaries, permitted uses, taxes and improvements.