

# \$4,800,000 - 325 River Ridge, Spring Branch

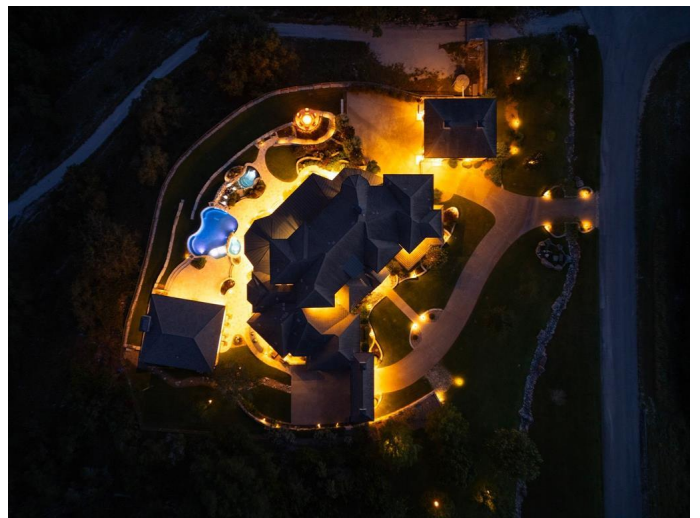
MLS® #21099840

**\$4,800,000**

6 Bedroom, 6.40 Bathroom, 9,091 sqft  
Residential on 8.74 Acres

Mystic Shores 16, Spring Branch, TX

Stunning custom-built luxury home by G. Morris Homes in the heart of the Texas Hill Country. This one-of-a-kind property offers panoramic views of the Guadalupe River & surrounding hills, the perfect setting for quiet, luxury, Hill Country living. Located in the prestigious Mystic Shores community, this home combines privacy, elegance, & convenience, with easy access to San Antonio, Austin, New Braunfels, & Houston, making it ideal for both a full-time residence or a Hill Country getaway. This thoughtfully designed estate offers privacy, comfort, and elegance, with multiple gathering areas, and stunning views from every room. Enjoy a glass from your 400-bottle climate-controlled wine room as you dine overlooking the river. The outdoor living spaces are equally impressive, featuring a covered patio with electric shades, a pavilion with heated floors, fireplace, air conditioning, and an infinity-edge pool, hot tub, and waterfall for year-round relaxation. For car enthusiasts, there's room for up to 8 vehicles across multiple garages. Smart home features include security cameras throughout, all controlled from your phone or tablet. Designed with ADA accessibility, the home includes an elevator, ramps, wide hallways, and accessible showers. A private guest house provides a full kitchen, living area, laundry, bedroom, and bath, ideal for guests or in-home care. Built with efficiency and durability in mind, the property features insulated walls and ceilings, Aprilaire systems,



a four-step water filtration and UV treatment system, cistern-fed irrigation, and a commercial Kohler generator for backup power. Enjoy the peaceful surroundings, where deer and native birds are part of everyday life, and a private switchback trail leads to your own serene meadow. Conveniently located near San Antonio, Austin, New Braunfels, and Houston, this property offers the best of Hill Country living, luxury, privacy, and views that will take your breath away. These views are worth the visit.

Built in 2017

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 21099840                |
| Price          | \$4,800,000             |
| Bedrooms       | 6                       |
| Bathrooms      | 6.40                    |
| Full Baths     | 6                       |
| Half Baths     | 4                       |
| Square Footage | 9,091                   |
| Acres          | 8.74                    |
| Year Built     | 2017                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Traditional             |
| Status         | Active                  |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 325 River Ridge  |
| Subdivision | Mystic Shores 16 |
| City        | Spring Branch    |
| County      | Comal            |
| State       | TX               |
| Zip Code    | 78070-5496       |

**Amenities**

|           |                                                                 |
|-----------|-----------------------------------------------------------------|
| Utilities | Aerobic Septic, Cable Available, City Water, Community Mailbox, |
|-----------|-----------------------------------------------------------------|

|               |                                                                                                                                                                                                                                  |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|               | Underground Utilities, Well                                                                                                                                                                                                      |
| Features      | Club House, Community Pool                                                                                                                                                                                                       |
| # of Garages  | 8                                                                                                                                                                                                                                |
| Garages       | Additional Parking, Covered, Driveway, Electric Gate, Epoxy Flooring, Garage, Garage Door Opener, 2-Car Double Doors, Garage Faces Side, Inside Entrance, Lighted, Oversized, Storage, Tandem, Workshop in Garage, Porte-Cochere |
| Is Waterfront | Yes                                                                                                                                                                                                                              |
| Waterfront    | River Front                                                                                                                                                                                                                      |
| Has Pool      | Yes                                                                                                                                                                                                                              |
| Pool          | Heated, In Ground, Pool Sweep, Pool/Spa Combo, Water Feature, Waterfall, Infinity                                                                                                                                                |

## Interior

|                   |                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Cable TV Available, Cathedral Ceiling(s), Central Vacuum, Chandelier, Decorative Lighting, Double Vanity, Eat-in Kitchen, Elevator, Flat Screen Wiring, Granite Counters, High Speed Internet Available, In-Law Suite Floorplan, Kitchen Island, Pantry, Smart Home System, Sound System Wiring, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data |
| Appliances        | Home Theater, Air Purifier, Dehumidifier, Generator                                                                                                                                                                                                                                                                                                                                |
| Heating           | Central, Fireplace(s), Natural Gas, Radiant Heat Floors                                                                                                                                                                                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                                                                                                |
| # of Fireplaces   | 2                                                                                                                                                                                                                                                                                                                                                                                  |
| Fireplaces        | Electric, Gas                                                                                                                                                                                                                                                                                                                                                                      |

## Exterior

|                   |                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Attached Grill, Balcony, Covered Porch(es), Fire Pit, Garden(s), Gas Grill, Rain Gutters, Lighting, Outdoor Kitchen, Outdoor Living Center, Storage, Rain Barrel/Cistern(s) |
| Lot Description   | Acreage, Brush, Cleared, Interior Lot, Landscaped, Lrg. Backyard Grass, Many Trees, Sprinkler System, Subdivision, Water/Lake View, Waterfront, Irregular Lot, Sloped       |
| Roof              | Concrete, Metal                                                                                                                                                             |
| Construction      | Rock/Stone, Stucco                                                                                                                                                          |
| Foundation        | Slab                                                                                                                                                                        |

## School Information

|            |             |
|------------|-------------|
| District   | Comal ISD   |
| Elementary | Rebeccacrck |

|        |            |
|--------|------------|
| Middle | Mt Valley  |
| High   | Canyonlake |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Agent  | Bethany Hart           |
| Listing Office | Ebby Halliday Realtors |

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Listing information last updated on November 21st, 2025 at 4:00am CST