

## Welcome to your Canyon Lake Retreat



258 Dodder Ln, Spring Branch, TX 78070

- » Beds: 4 | Baths: 3 Full
- » Single Family | 2,749 ft<sup>2</sup> | Lot: 3.44 acres
- » Nestled on 3.44 acres providing the ultimate in privacy
- » Sprawling 4 Bedroom, 3 Bath, 2 Living Areas, Office, Large Utility w space for 2nd Fridge
- » Spacious L-Shaped Covered Patio Connecting Detached Garage
- » More Info: 258DodderLn.com

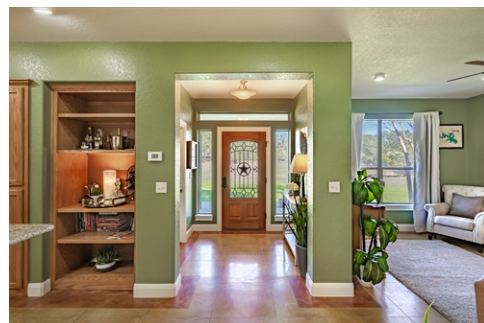


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From the moment you walk into this spacious four bedroom, three bath Hill Country home you will know this is the ONE! Privately nestled on 3.44 acres, this amazing property will leave you dreaming of future outdoor living & entertaining. Enjoy your morning coffee and evening wine on the large outdoor L-wrapped covered patio connecting to detached garage. The chef's kitchen is sure to spark inspiration for both cooks and non-cooks with gas cooking, center island & bar seating, and separate yet inclusive dining area. The master bedroom enjoys its seclusion from the secondary bedrooms due to the split floorplan allowing for adult and guest privacy. Enjoy outdoor access with beautiful French doors opening to the private backyard from the living room, master-bedroom and fourth bedroom. Retreat to your spa-like master bathroom with multiple vanities, double sinks, large walk-in shower, jetted tub, and his & her's closets. As if this Canyon Lake property was enough on it's own, it comes with amazing neighborhood amenities that are untouched by any other Canyon Lake community. Amenities include: Community center that includes small workout area, 2 separate pools, tennis courts, volleyball & basketball court, pavilion, paved walking trails outlined by Canyon Lake w/ multiple covered picnic tables and grills, 100+ acre nature preserve that

