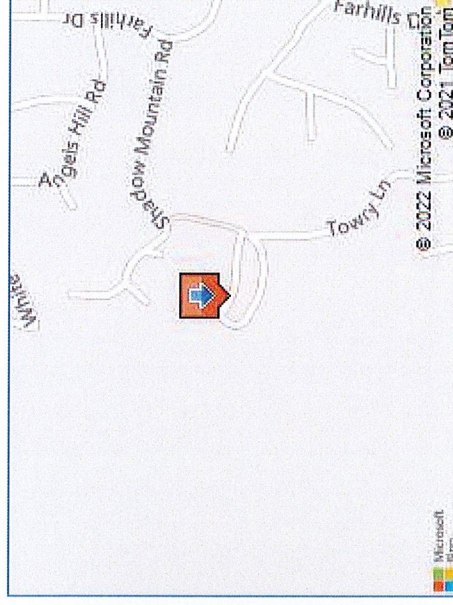
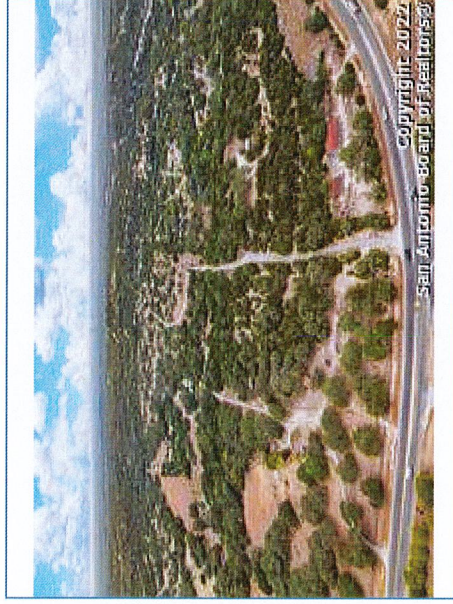


Public Report

591 Towry Ln

LP: \$1,350,000



Some photos may be virtually staged

MLS #: 1635590

Address: 591 Towry Ln

Zip: 78070-6786 Status: **PCH**

Class: RE

LP: \$1,350,000

Area: 2602 Inst/Dir: Hwy 46

Grid: 383E6 Subdivision (Legal Name): A-545 SUR 656 A SCHLATHER

City: Spring Branch County: Comal

HOA Fee: / HOA Name:

HOA Fee2: / HOA Name2:

\$HOALOOKUP_REPORT

Constr: Pre-Owned

Mand: None

Currently Leased: No

Lease Expiration:

Sch Dist: Comal

Elem: Arlon Seay

Middle: Spring Branch

High: Smithson Valley

Neighborhood Amenities: None

Level	BR:	4	FBaths: 3	HBaths: 0
Living Room 20X19 1	Master Bedroom 19X15 2	Mst BR: Upstairs, Walk-In Closet, Multi-Closets, Ceiling Fan, Full Bath		Year Built: 1991
Dining Room 19X14 1	Master Bedroom 2 ---			
Family Room ---	Master Bath 15X10 2			
Kitchen 20X14 1	Bedroom 2 14X12 2	Mst Bth: Tub/Shower Combo, Double Vanity		Recent Rehab: No
Breakfast ---	Bedroom 3 17X15 1	Heating: Heat Pump, 2 HT Fuel: Electric Units		Air: Two Central
Utility ---	Bedroom 4 14X12 2			
Entry Room ---	Bedroom 5 ---	Floor: Carpeting, Ceramic Tile, Slate		AdSf: 2720
Study/Office ---		Garage Parking: Three Car Garage, Detached, Oversized		Frpl: One, Living Room
		Additional/Other Parking: Two Car Carport		Pool/SPA: None
		Lot Dimensions:		Lot Size: 31.45
		Lot Des: Country View, Horses Allowed, 15 Acres Plus, Ag Exempt, Partially Wooded, Mature Trees (ext feat), Secluded, Gently Rolling, Pond /Stock Tank		

Level Key: 1-Main Level, 2-2nd Level, 3-3rd Level, W-Walkout Basement, B-Basement, U-Unknown

Interior: One Living Area, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Office, Secondary Bedroom Down, 1st Floor Lv/No Steps, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Upper Level, Laundry Room, Walk in Closets, Attic - Access only
Inclusions: Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Smoke Alarm, Security System (Owned), High Speed Internet Access, Plumb for Water Softener, Smooth Cooktop, Solid Counter Tops, Custom Cabinets, 2+ Water Heater Units, Private Garbage Service

Exterior Features: Covered Patio, Bar-B-Que Pit/Grill, Deck/Balcony, Mature Trees, Ranch Fence

Green: Features - none / Certification - none / Energy Efficiency - 90% Efficient Furnace, High Efficiency Water Heater, Ceiling Fans

Hill country estate with remarkable open views nestled on 31.45 acres in Spring Branch! The location is amazing right off of 46 just west of highway 281. Rolling land with mature trees and open spaces. Plenty of other building sites as well as great for cattle, horses, and goats. The generous living room features a floor-to-ceiling white stone fireplace accented with a dark wood mantel, a built-in cabinet, and beautiful tile flooring that flows throughout the entire main level. This spacious kitchen features granite counters, stainless steel sink, a built-in oven, a separate cooktop, a large walk-in pantry, and an abundance of storage cabinets. The dining area opens to the kitchen and living room and offers scenic views and an abundance of natural light. There is an oversized secondary bedroom down that could function as a secondary owner's suite with a full bath adjacent to it. Once upstairs you are welcomed by a landing that could accommodate a small desk or sitting area if desired. The owner's suite offers a vaulted ceiling, outside access to the balcony, and a huge ensuite bathroom that features an elongated double vanity with plenty of storage and dual closets. There are two additional bedrooms upstairs that have walk-in closets and share a large bathroom off the hallway. The laundry room is also conveniently located upstairs. Two-story deck off the first and second level offers views and plenty of entertaining space. The detached 4-car garage/shop leaves room to use for expanded needs. Enjoy rural living with all the modern comforts and the advantage of being just minutes away from the conveniences of town.