

# **\$1,100,000 - 717 Riviera Drive, Canyon Lake**

MLS® #1317354

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## **\$1,100,000**

3 Bedroom, 2.00 Bathroom, 2,128 sqft  
Residential on 0.21 Acres

Canyon Lake Hills 4, Canyon Lake, TX

Yes, it really does have lakefront access!  
Fabulous Outlaw built home only used as a 2nd home; approx. 1000 sq ft of additional outdoor living on two massive decks facing the lake; every bedroom has outdoor access, secondary bedrooms open onto the front balcony; this property is an entertainers dream....bring the family, friends and more....sit around the purpose built outdoor firepit during the cooler months or in front of either of the two interior fireplaces...walk down to the lake to kayak, paddleboard or meet up with friends on the boat during the summer months....at party cove! The lower level is one amazing master suite opening onto the lower deck; upstairs is the kitchen, great room and 2 secondary bedrooms - check out the secondary bedroom sizes! Enjoy the lakeview while cooking/entertaining, hang out on the deck for sunsets...exceptionally well maintained and lovingly cared for lake house; new roof and HVAC in 2017/2018; ...also within 2 miles of 3 public boat ramps and 30 mins from New Braunfels/Spring Branch and less than 1 hr to San Antonio or Austin....does it get any better....lakefront living at it's finest...come enjoy!



Built in 2005

## **Essential Information**

ListingFeed	abor_vow
MLS® #	1317354

List Price	\$1,100,000
Sale Price	\$1,100,000
Sale Date	November 24th, 2021
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,128
Acres	0.21
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	717 Riviera Drive
Subdivision	Canyon Lake Hills 4
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

### **Amenities**

Utilities	Cable Available, Electricity Connected, Fiber Optic Available, Sewer Connected, Water Connected
Features	Barbecue, Clubhouse, Lake, Playground, Park, Pool, Planned Social Activities, Sport Court(s), Tennis Court(s)
Parking	Attached Carport, Carport, Door-Single, Driveway, Garage
# of Garages	1
View	Hills, Lake, Water
Is Waterfront	Yes
Waterfront	Lake Front

### **Interior**

Interior	Carpet, Slate, Tile, Wood
Appliances	Built-In Electric Range, Cooktop, Dishwasher, Electric Water Heater, Free-Standing Refrigerator, Disposal, Ice Maker, Microwave, Plumbed For Ice Maker, Self Cleaning Oven
Heating	Central, Electric, Fireplace(s), Heat Pump
Cooling	Central Air, Ceiling Fan(s), Electric, Heat Pump

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Primary Bedroom, Raised Hearth, Stone, Wood Burning
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Exterior Steps
Lot Description	Back Yard, Sloped Down, Front Yard, Backs to Greenbelt/Park, Sprinklers In Front, Irregular Lot, Moderate Trees, Open Lot, Sprinklers Manual, Views
Windows	Blinds, Double Pane Windows, Low Emissivity Windows, Display Window(s), Screens
Roof	Composition
Construction	HardiPlank Type, ICAT Recessed Lighting, Masonry, Radiant Barrier, Stone Veneer
Foundation	Pillar/Post/Pier, Slab

### **School Information**

District	Comal ISD
Elementary	Startzville
Middle	Mountain Valley Middle
High	Canyon Lake