

\$1,499,000 - 1105 Marine Cir, Canyon Lake

MLS® #1677737

\$1,499,000

4 Bedroom, 4.00 Bathroom, 2,807 sqft

Residential on 1.41 Acres

CANYON LAKE ISLAND, Canyon Lake, TX

Amazing Canyon Lake views all throughout this stunning residence perfectly placed on just 1.4 acres featuring mature trees while backing up to the shores of Canyon Lake. Within this two story residence, you have three secondary bedrooms on the upper level as well as a family room that features built-in bunk beds and access to the covered balcony that grants elevated views of the lake. As you make your way down to the main level you pass by the laundry room that is accompanied by a built-in desk nook and coat rack with storage. In the chef's kitchen you have expansive butcher block & granite countertops at the center island with bar seating and ample storage space within the custom cabinetry and walk-in pantry. Enjoy amazing views from the adjoined dining space or from the spacious living room, complete with a masonry wood burning fireplace and vaulted beamed ceilings. From here you can depart to the Owner's Suite, featuring an attached glamorous en suite and private outdoors access to the covered back patio! Offering Eastern views, the back patio is complete with dual ceiling fans and equipped with an outdoor kitchen to whip together a meal to enjoy poolside or around the stone fire pit while overlooking the waters of Canyon Lake.

Built in 2016

Essential Information



ListingFeed	sabor_vow_sold
MLS® #	1677737
List Price	\$1,499,000
Sale Price	\$1,400,000
Sale Date	November 15th, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,807
Acres	1.41
Year Built	2016
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Traditional
Status	Sold

Community Information

Address	1105 Marine Cir
Subdivision	CANYON LAKE ISLAND
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	Boat Ramp
Parking	Two Car Garage, Attached
Is Waterfront	Yes
Has Pool	Yes
Pool	AdjoiningPool/Spa, In Ground Pool, Pool is Heated, Pools Sweep

Interior

Interior	1st Floor Lvl/No Steps, Two Living Area, Attic - Access only, Breakfast Bar, Eat-In Kitchen, High Ceilings, Island Kitchen, Laundry Main Level, Laundry Room, Open Floor Plan, Telephone, Utility Room Inside, Walk in Closets, Walk-In Pantry
Appliances	Ceiling Fans, Custom Cabinets, Dryer Connection, Dishwasher, Electric Water Heater, Water Softener (owned), Solid Counter Tops, Smooth

	Cooktop, Smoke Alarm, Stove/Range, 2+ Water Heater Units, Vent Fan, Washer Connection
Heating	2 Units, Central
Cooling	Two Central, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Glass/Enclosed Screen, Living Room, One, Stone/Rock/Brick, Wood Burning
# of Stories	2
Stories	2

Exterior

Exterior	1 Side Masonry, Cement Fiber, Rock/Stone Veneer
Exterior Features	Bar-B-Que Pit/Grill, Covered Patio, Deck/Balcony, Gas Grill, Has Gutters, Outdoor Kitchen, Patio Slab, Ranch Fence, Sprinkler System, Mature Trees
Lot Description	1 - 2 Acres, Canyon Lake, Lakefront, Level, Mature Trees (ext feat), Unimproved Water Front, Water View, On Waterfront
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal ISD
Elementary	Rebecca Creek
Middle	Mountain Valley
High	Canyon Lake