

\$1,149,999 - 1604 White River Rd, Canyon Lake

MLS® #1691834

\$1,149,999

4 Bedroom, 3.00 Bathroom, 3,447 sqft

Residential on 5.04 Acres

REBECCA CREEK RANCHES, Canyon Lake, TX

Serenity. True Texas Hill Country. Hill top retreat. Who says you can't have it all? Fully fenced in property with gate entry. Cross fenced to divide approximately 2-acre pasture for potential livestock. The most dreamy and exquisite floor to ceiling kitchen that will command everyone's attention. Texas sized rounded granite island perfect for hosting all your favorite holidays. Dual granite islands. Hammered Copper single basin farmhouse sink. Envious amounts of cabinet storage with undermount lighting. Living room and kitchen entertaining flow seamlessly in this perfectly laid out space. Stunning stone fireplace with custom wood mantel and gas starter. Soaring wood beam ceilings bring the outside in. Primary suite tucked privately away that is perfect for the rest and relaxation you are looking for. Wake up to the sunrise glittering off of the pool. 2 secondary bedrooms share Jack and Jill bathroom. Additional secondary bedroom split from others accompanied with a full bathroom. Captivating outdoor views of the backyard oasis through the windows lining the back of the home. Dog washing station in the 3-car garage with a mud room entry into the home. Laundry room is more of a laundry suite, with the amounts of storage, countertop space, sink, Dutch door and natural light. Attention to every detail has been thought out down to making every single cabinet soft close. Outdoor wood ceiling covered patio prepped with gas line for outdoor kitchen experience. End your days in this shady spot



perfect for outdoor dining and Texas
barbeques. Outdoor shower near the pool.
Exterior eave mounted outlets for Christmas
lights along entire front of the home.

Built in 2016

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1691834
List Price	\$1,149,999
Sale Price	\$950,000
Sale Date	October 26th, 2023
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,447
Acres	5.04
Year Built	2016
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Texas Hill Country
Status	Sold

Community Information

Address	1604 White River Rd
Subdivision	REBECCA CREEK RANCHES
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133-6179

Amenities

Amenities	Controlled Access
Parking	Attached
Has Pool	Yes
Pool	AdjoiningPool/Spa, In Ground Pool, Pool is Heated

Interior

Interior	One Living Area, Island Kitchen, Utility Room Inside, 1st Floor Lvl/No Steps, Open Floor Plan, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Two Eating Areas, Eat-In Kitchen, High Ceilings, Liv/Din Combo, Pull Down Storage, Study/Library, Walk-In Pantry
Appliances	Washer Connection, Dryer Connection, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Gas Water Heater, Garage Door Opener, Plumb for Water Softener, Built-In Oven, Chandelier, Cook Top, Ceiling Fans, Central Vacuum, Double Ovens, Pre-Wired for Security, Water Softener (owned), Solid Counter Tops, Smoke Alarm, Security System (Owned)
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Gas Starter, Living Room, One
# of Stories	1
Stories	1

Exterior

Exterior	Stucco, Stone/Rock
Exterior Features	Covered Patio, Sprinkler System, Double Pane Windows, Cross Fenced, Dog Run Kennel, Has Gutters, Patio Slab, Ranch Fence, Mature Trees, Wire Fence
Lot Description	5 - 14 Acres, County Vlew, Gently Rolling, Horses Allowed, Level, Mature Trees (ext feat)
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal ISD
Elementary	Bill Brown
Middle	Smithson Valley
High	Smithson Valley