

\$3,150,000 - 994 Village Shore Dr, Canyon Lake

MLS® #1712421

\$3,150,000

5 Bedroom, 5.00 Bathroom, 4,845 sqft
Residential on 0.93 Acres

VILLAGE SHORES, Canyon Lake, TX

Nestled within the heart of Texas Hill Country, this unparalleled masterpiece stands as a testament to architectural elegance and refined luxury. Perched gracefully upon a peninsula, this 5-bedroom, 4.5-bathroom sanctuary offers an extraordinary living experience, harmoniously blending timeless design with the captivating allure of Canyon Lake. Crafted with an unwavering commitment to excellence, this custom-built home welcomes you with an awe-inspiring open floor plan that seamlessly integrates the beauty of nature with the artistry of impeccable craftsmanship. Step onto Italian limestone and mesquite hardwood floors that gracefully guide you through a haven of sophistication. Prepare to be captivated by the chef's dream kitchen, adorned with not one, but two exquisite granite-topped islands. Custom cabinetry, elegantly juxtaposed with Wolf appliances, sets the stage for culinary artistry, where every meal becomes a masterpiece. The kitchen's impeccable design is a symphony of form and function, harmoniously blending style and substance. Indulge in opulence within the grandeur of the master suite, where modern elegance meets resort-inspired relaxation. A sprawling master bathroom reminiscent of a world-class spa beckons you to unwind, boasting the finest finishes and meticulous attention to detail. The connection between luxury and convenience continues with an adjacent laundry room that discreetly opens into the master closet,



exemplifying the thoughtfulness woven into every aspect of this home. The tiered living room, strategically positioned to command exceptional lake views, offers a breathtaking vantage point from which to appreciate the serenity and splendor of Canyon Lake. Your very own paradise extends beyond the walls, as you transition seamlessly to the outdoors. An array of delights awaits, including a negative edge pool seemingly merging with the sparkling waters of the lake, an outdoor kitchen poised for al fresco gatherings, and a fireplace that beckons you to cozy up under the stars. Perched above the lake, an exquisite detached study provides an inspiring workspace, ensuring that even the most demanding tasks are carried out amidst an environment of tranquility. An attached 3-car garage, coupled with a detached 2-car garage, effortlessly accommodates your automotive treasures or athlectic endeavors, while a private gated entrance ensures your retreat remains a sanctuary of exclusivity. Indulge in leisurely strolls down a golf cart path that winds its way through the wrought iron fence allowing you access to the peninsula. As the sun dips below the horizon, the enchantment of the property comes alive casting a spell of tranquility as you soak in the splendor of the lakefront panorama from your outdoor oasis. This extraordinary Texas lake house isn't just a residence; it's a testament to the confluence of meticulous craftsmanship, architectural ingenuity, and the natural beauty of Canyon Lake. Embrace a lifestyle of unparalleled luxury where every moment becomes a cherished memory. Live the dream; your oasis on Canyon Lake awaits.

Built in 2003

Essential Information

ListingFeed savor_vow_sold

MLS® #	1712421
List Price	\$3,150,000
Sale Price	\$3,150,000
Sale Date	September 19th, 2023
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,845
Acres	0.93
Year Built	2003
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Sold

Community Information

Address	994 Village Shore Dr
Subdivision	VILLAGE SHORES
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133-5535

Amenities

Amenities	Controlled Access, Pool, Waterfront Access
Parking	Attached, Detached, Oversized
Is Waterfront	Yes
Has Pool	Yes
Pool	Fenced Pool, Hot Tub, In Ground Pool, Pools Sweep

Interior

Interior	Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Walk-In Pantry, Study/Library, Game Room, Utility Room Inside, Utility Area in Garage, Secondary Bedroom Down, High Ceilings, Open Floor Plan, High Speed Internet, Two Living Area, Breakfast Bar, Converted Garage, Pull Down Storage, Sauna
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Disposal,

Dishwasher, Ice Maker Connection, Water Softener (owned), Smoke Alarm, Security System (Owned), Garage Door Opener, Plumb for Water Softener, Smooth Cooktop, Attic Fan, Central Vacuum, Gas Grill, Gas Cooking, Gas Water Heater, Refrigerator, Satellite Dish (owned), Trash Compactor, Vent Fan, Wet Bar

Heating	Central
Cooling	Three+ Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Wood Burning, Gas, Gas Logs Included
# of Stories	2
Stories	2

Exterior

Exterior	Stucco, Stone/Rock
Exterior Features	Patio Slab, Partial Fence, Mature Trees, Bar-B-Que Pit/Grill, Double Pane Windows, Deck/Balcony, Gas Grill, Has Gutters, Outdoor Kitchen, Special Yard Lighting, Sprinkler System, Stone/Masonry Fence, Wrought Iron Fence
Lot Description	1/2-1 Acre, Cul-de-Sac/Dead End, Irregular, Water View, On Waterfront
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal ISD
Elementary	Comal
Middle	Comal
High	Call District