

# \$1,299,000 - 2150 Sierra Madre, Canyon Lake

MLS® #1731109

---

## \$1,299,000

4 Bedroom, 5.00 Bathroom, 4,015 sqft  
Residential on 1.19 Acres

Ensenada Shores At Canyon Lake, Canyon Lake, TX

**DRASTIC PRICE IMPROVEMENT!** Low 1.68 tax rate! Stunning, custom/quality built home on Canyon Lake nestled in exclusive, gated lakefront community of Las Brisas at Ensenada Shores\***DIRECT** access to Canyon Lake (via Tom Creek branch of the lake behind home)\*Cheery, expansive & open floor plan (entertainers dream!), tree-filled window views, oversized family room, kitchen, wet bar, stainless steel appl, quartz counters, breakfast room, game room & primary bed/bath, office, flex room/5th bed? (ALL main level!)\*Gorgeous low maint. floors\***PLUS**, 3 upstairs bedrooms ALL have an "en suite" bathroom\*Outdoor patio w/stone fireplace, built-in grill, electric shade & breathtaking views\*Community waterfront park, fire pit, pool w/fabulous lake views\*Hike & nature trails\*Sep lake access for all residents\*High-speed fiber optic, internet, cable, central water & propane gas\*Nearby: Guadalupe River, Live Music venue, restaurants & shopping\*(HEB grocery-12.7 mi)\*Texas State University-30 mi\*San Antonio (Riverwalk, Six Flags etc.)-40 mi\*Austin-65 mi! Enjoy the Las Brisas Nature Preserve on Tom Creek!



Built in 2018

## Essential Information

ListingFeed	abor_vow
MLS® #	1731109

List Price	\$1,299,000
Sale Price	\$1,200,000
Sale Date	December 28th, 2023
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,015
Acres	1.19
Year Built	2018
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	2150 Sierra Madre
Subdivision	Ensenada Shores At Canyon Lake
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

### **Amenities**

Utilities	Electricity Connected, Fiber Optic Available, Natural Gas Connected, Sewer Connected, See Remarks, Water Connected
Features	Common Grounds/Area, Clubhouse, Fishing, Internet Access, Lake, Park, Pool, See Remarks, Trails/Paths
Parking	Attached, Door-Multi, Garage
# of Garages	3
View	Park/Greenbelt, Trees/Woods, Water
Is Waterfront	Yes
Waterfront	Lake Front, Lake Privileges, Waterfront

### **Interior**

Interior	Carpet, Tile
Appliances	Built-In Oven, Built-In Refrigerator, Cooktop, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Ice Maker, Microwave, Self Cleaning Oven, See Remarks, Stainless Steel Appliance(s), Water Softener
Heating	Natural Gas

Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Masonry, Outside, Raised Hearth, Wood Burning
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Outdoor Grill, See Remarks, Fire Pit
Lot Description	Gentle Sloping
Windows	None
Roof	Composition
Construction	Stone
Foundation	Slab

### **School Information**

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