

# \$1,300,000 - 668 Pecan St, Canyon Lake

MLS® #1740684

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## \$1,300,000

3 Bedroom, 2.00 Bathroom, 2,980 sqft  
Residential on 0.36 Acres

Canyon Corner, Canyon Lake, TX

Nestled within a gated community in Canyon Lake, Texas, this riverfront retreat embodies the serene beauty of the Guadalupe River. A meticulously landscaped paradise welcomes you with a tranquil coy pond, setting the stage for a captivating blend of nature and luxury. As you step inside, the home whispers tales of charm and potential. The home presents a canvas awaiting your personal touch. The presence of a Sub-Zero refrigerator and freezer hints at the promise of a contemporary culinary haven amidst a space ripe for transformation. Through every window, the sweeping vista of the Guadalupe River paints a breathtaking panorama, seamlessly integrating indoor and outdoor living. The inviting outdoor expanse promises moments of relaxation and inspiration, whether envisioning a cozy riverside gathering or a tranquil retreat bathed in the splendor of nature. Embrace the charm of its history while envisioning the extraordinary possibilities for your dream riverfront escape. This is an opportunity to craft a home that harmonizes your vision with the timeless beauty of the Guadalupe River.



Built in 1972

## Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1740684
List Price	\$1,300,000

Sale Price	\$1,160,000
Sale Date	January 12th, 2024
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,980
Acres	0.36
Year Built	1972
Type	Residential
Sub-Type	Single Family Detached
Style	Traditional
Status	Sold

### **Community Information**

Address	668 Pecan St
Subdivision	Canyon Corner
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133-4548

### **Amenities**

Amenities	BBQ/Grill, Controlled Access, Park/Playground, Waterfront Access
Parking	None/Not Applicable
Pool	None

### **Interior**

Interior	Separate Dining Room, Breakfast Bar, Walk-In Pantry, Utility Room Inside, High Ceilings, Skylights, Cable TV Available, Laundry Main Level, Laundry Room, Walk in Closets, Two Eating Areas, Two Living Area, Attic - None, High Speed Internet, Open Floor Plan, Study/Library
Appliances	Washer Connection, Dryer Connection, Stove/Range, Disposal, Dishwasher, Chandelier, Cook Top, Custom Cabinets, Dryer, Gas Water Heater, Ice Maker Connection, Microwave Oven, Pre-Wired for Security, Refrigerator, Water Softener (owned), Washer
Heating	Central, 1 Unit
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1

Fireplaces Living Room, One

# of Stories 2

Stories 1.5

### **Exterior**

Exterior Rock/Stone Veneer

Exterior Features Mature Trees, Double Pane Windows, Has Gutters, Patio Slab, Sprinkler System, Water Front Improved

Roof Composition

Construction Pre-Owned

Foundation Slab

### **School Information**

District Comal ISD

Elementary Mountain Valley

Middle Mountain Valley

High Canyon Lake