

\$1,499,900 - 1164 Lakebreeze Dr, Canyon Lake

MLS® #1758116

\$1,499,900

4 Bedroom, 3.00 Bathroom, 3,152 sqft
Residential on 0.37 Acres

CANYON LAKE HILLS, Canyon Lake, TX

This is the ultimate lakeside retreat on Canyon Lake - where every day is a vacation! Dive into the epitome of waterfront living with a 196' of shoreline, just waiting for you to jump in!

Though Canyon Lake's water levels are low, the lake is still boatable, and you're just 1.7 miles away from the public boat ramp! Picture this: hosting an epic gathering with the lake views as your backdrop. With an oversized deck, this spot screams BBQs and lakeside hangs! And when you're feeling the urge, why not practice your putt on your very own mini-golf green? But wait, there's more! Inside, this home is bursting with personality and charm. Imagine kicking back in the living room, drawn to the stone fireplace like a moth to a flame. Now, let's talk about the heart of the home - the kitchen! With its big center island, dual ovens, and walk-in pantry, whipping up a gourmet feast has never been more fun! And when it's time to unwind, pull up a chair at the wet bar - where the vibe is easygoing, and the lake views are unbeatable. Or, for full relaxation, retreat to the owner's suite - with private outdoor access to the back deck and non-stop lake views. Ah, bliss! With secondary bedrooms boasting walk-in closets and stunning lake views, comfort is key at every turn. And let's not forget the guest bedroom - offering its own private access and a cozy living area, it's the perfect spot for your pals to crash after a day of lakeside fun!

Built in 2002



Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1758116
List Price	\$1,499,900
Sale Price	\$1,360,000
Sale Date	June 28th, 2024
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,152
Acres	0.37
Year Built	2002
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Traditional
Status	Sold

Community Information

Address	1164 Lakebreeze Dr
Subdivision	CANYON LAKE HILLS
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133-4022

Amenities

Amenities	Boat Ramp, Waterfront Access
Parking	Two Car Garage, Attached, Oversized
Is Waterfront	Yes
Pool	None

Interior

Interior	1st Floor Lvl/No Steps, One Living Area, Attic - Finished, Attic - Floored, Attic - Other See Remarks, Attic - Permanent Stairs, Attic - Storage Only, Breakfast Bar, Island Kitchen, Liv/Din Combo, Laundry Main Level, Laundry Room, Open Floor Plan, Telephone, Utility Room Inside, Walk in Closets, Walk-In Pantry
Appliances	Built-In Oven, Cook Top, Ceiling Fans, Custom Cabinets, Double Ovens,

Disposal, Dryer Connection, Dishwasher, Electric Water Heater, Solid Counter Tops, Smooth Cooktop, Smoke Alarm, Washer Connection

Heating 2 Units, Central, Zoned

Cooling Two Central, Zoned

Fireplace Yes

of Fireplaces 1

Fireplaces Glass/Enclosed Screen, Living Room, Stone/Rock/Brick, Wood Burning

of Stories 1

Stories 1

Exterior

Exterior 1 Side Masonry, Cement Fiber, Rock/Stone Veneer, Stone/Rock

Exterior Features Covered Patio, Deck/Balcony, Gazebo, Has Gutters, Patio Slab, Ranch Fence, Mature Trees, Water Front Unimproved, Wire Fence

Lot Description 1/4 - 1/2 Acre, Canyon Lake, Lakefront, Level, Mature Trees (ext feat), Sloping, Unimproved Water Front, Water View, Water Access, On Waterfront

Roof Metal

Construction Pre-Owned

Foundation Slab

School Information

District Comal ISD

Elementary STARTZVILLE

Middle Mountain Valley

High Canyon Lake