

\$1,350,000 - 1914 Valley Dr, Canyon Lake

MLS® #1770240

\$1,350,000

3 Bedroom, 2.00 Bathroom, 2,680 sqft
Residential on 0.46 Acres

RIVERS EDGE, Canyon Lake, TX

Nestled on the serene waters of the Guadalupe River, between the Canyon Lake Dam and the Horseshoe in an area known for trophy trout, this stunning home boasts the perfect blend of comfort and luxury. Offering breathtaking views and a backyard made for entertaining, this home has it all! The kitchen stands as a culinary haven, featuring a generous island with a cooktop and extended breakfast bar. The kitchen is adorned with a suite of stainless steel appliances and plenty of storage space. Seamless flow between the kitchen, dining and living room ensures effortless entertaining. Large picture windows and sliding door lead to the expansive back decks which perfectly mesh indoor and outdoor living. Retreating to the primary bedroom, tranquility reigns supreme with direct access to the back deck. The ensuite primary bathroom is perfectly complemented with separate vanities, a luxurious glass shower, jetted tub and ample walk-in closet space. The converted garage, currently used as a bunk room, holds endless potential and can be easily utilized as a game or media room. Outside, the backyard beckons as an oasis of relaxation. Featuring an expansive multi-level deck both stone and wood offering panoramic views of the Guadalupe River. A separate sitting area provides the ideal spot to soak in the Texas Hill Country, while a designated space for a fire pit invites cozy gatherings under the stars. With every detail meticulously designed and executed, this home epitomizes



outdoor living at its finest. Schedule a showing today and be one step closer to making this your next dream home. Ask the realtor about rental history and furnishings.

Built in 1999

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1770240
List Price	\$1,350,000
Sale Price	\$1,350,000
Sale Date	June 18th, 2024
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,680
Acres	0.46
Year Built	1999
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Traditional
Status	Sold

Community Information

Address	1914 Valley Dr
Subdivision	RIVERS EDGE
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133-4134

Amenities

Amenities	None
Parking	None/Not Applicable
Is Waterfront	Yes
Pool	Hot Tub

Interior

Interior	Eat-In Kitchen, Island Kitchen, Utility Room Inside, Open Floor Plan, One Living Area, Two Eating Areas, Breakfast Bar, High Ceilings, Separate Dining Room, Walk-In Pantry
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Stove/Range, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Built-In Oven, Smooth Cooktop
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1
Stories	1

Exterior

Exterior	3 Sides Masonry, Brick, Cement Fiber
Exterior Features	Deck/Balcony, Mature Trees, Chain Link Fence, Double Pane Windows, Has Gutters, Sprinkler System, Wrought Iron Fence
Lot Description	1/4 - 1/2 Acre, Water View, On Waterfront
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

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