

# \$2,295,000 - 2141 Edgewater Falls, Canyon Lake

MLS® #2227711

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## \$2,295,000

3 Bedroom, 4.00 Bathroom, 3,027 sqft  
Residential on 0.60 Acres

Horseshoe Falls Estates 2, Canyon Lake, TX

Your search is over! This is a boutique legacy type property which is largely surrounded by park land & Guadalupe River frontage. This one owner custom hill country design features an open concept floorplan. Upon entering, the wall of windows invites you to a picture-perfect setting from almost every room. The generous pool, spa, waterfall, endless hill country views are all meticulously maintained. Kick back on the full-length patio & enjoy what folks work their whole life to enjoy. Perfect for entertaining or a lifetime of enjoying the good life. This well thought out kitchen design is a chef's delight, with 2 kitchen sink areas, 2 microwaves, and a huge pantry room that connects the garage & kitchen. There is a 2 car garage, 2 car carport & a side entry golf cart storage area (golf cart can be included with an agreed upon contract). A gradual lawn for easy access to a limestone shelf allows you to set up your lawn chair, ice chests, tubes & water toys for a fun afternoon. Your family & friends will never want to leave for the real world. This property is truly a gem in the hill country, where you can escape from the hustle and bustle.



Built in 2005

## Essential Information

ListingFeed	abor_vow
MLS® #	2227711

List Price	\$2,295,000
Sale Price	\$2,200,000
Sale Date	June 26th, 2023
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,027
Acres	0.60
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	2141 Edgewater Falls
Subdivision	Horseshoe Falls Estates 2
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

### **Amenities**

Utilities	Electricity Connected, Propane, Water Connected
Features	Park
Parking	Attached, Garage, Oversized, Attached Carport
# of Garages	2
Garages	Garage Door Opener
View	Hills, River, Water
Is Waterfront	Yes
Waterfront	River Front, Waterfront
Has Pool	Yes

### **Interior**

Interior	Carpet, Concrete
Appliances	Cooktop, Dishwasher, Disposal, Microwave, Oven, Refrigerator, Wine Refrigerator, Propane Cooktop
Heating	Central, Propane
Cooling	Central Air, Ceiling Fan(s)

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Living Room, Double Sided, Heatilator, Propane
Stories	One and One Half

### **Exterior**

Exterior Features	Private Yard
Lot Description	Sprinklers In Ground
Windows	Double Pane Windows
Roof	Metal
Construction	HardiPlank Type, Stone
Foundation	Slab

### **School Information**

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