

# \$1,570,000 - 2517 Glenn Drive, Canyon Lake

MLS® #3486422

## \$1,570,000

5 Bedroom, 6.00 Bathroom, 3,840 sqft  
Residential on 0.56 Acres

Astro Hills, Canyon Lake, TX

This gorgeous, custom, WATERFRONT home showcases the highest quality craftsmanship throughout. Soaring 21'™ ceiling in the living area, with walls of glass across the back of the home, bring an abundance of light and OUTSTANDING VIEWS of the sparkling, blue waters of Canyon Lake! Open concept kitchen with custom cabinets, granite counters, large granite ISLAND, and stainless appliances. PLANTATION SHUTTERS throughout. 1st floor PRIMARY suite has dual vanities, soaking tub, shower & his & her walk-in closets. SECOND bedroom on the FIRST FLOOR with en-suite bath & WALK-IN SHOWER. Upstairs has 2 bedrooms with en-suite baths, plus a huge room that can be used as a 5th BEDROOM, GAME ROOM, "bunk room", or media room. Fabulous 13 x 50'™ covered patio with outdoor kitchen with Coyote 5-burner grill, 2-burner stove, and sink overlooking the lake. Gently sloping walkway to the waterfront. Oversized 2½ car garage with metal storage cabinets, shelves & attic access with decked storage.



Built in 2008

## Essential Information

ListingFeed	abor_vow
MLS® #	3486422
List Price	\$1,570,000
Sale Price	\$1,525,000

Sale Date	November 8th, 2021
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,840
Acres	0.56
Year Built	2008
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	2517 Glenn Drive
Subdivision	Astro Hills
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

### Amenities

Utilities	Electricity Available, Fiber Optic Available, Phone Available, Sewer Available, Water Connected, Underground Utilities
Features	Internet Access
Parking	Attached, Garage Faces Front, Garage
# of Garages	2
Garages	Garage Door Opener
View	Hills, Lake, Water
Is Waterfront	Yes
Waterfront	Lake Front

### Interior

Interior	Carpet, Stone, Tile, Wood
Appliances	Built-In Electric Oven, Cooktop, Dryer, Dishwasher, Electric Cooktop, Electric Oven, Electric Water Heater, Microwave, Refrigerator, Range Hood, Water Softener Owned, Washer
Heating	Central, Electric, Fireplace(s)
Cooling	Central Air, Ceiling Fan(s), Dual
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Family Room, Gas, Gas Log, Heatilator
Stories	One and One Half

### **Exterior**

Exterior Features	Outdoor Grill, Private Yard
Lot Description	Sloped Down, Landscaped, Trees Medium Size, Views
Windows	Double Pane Windows, Drapes
Roof	Composition, Shingle
Construction	Masonry, Stone Veneer, Stucco
Foundation	Slab

### **School Information**

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