

\$1,325,000 - 2524 Island View, Canyon Lake

MLS® #4055477

\$1,325,000

3 Bedroom, 4.00 Bathroom, 4,309 sqft
Residential on 1.13 Acres

Blue Water Estates, Canyon Lake, TX

OUTSTANDING VIEWS from almost every room in this gorgeous 3-story rock/stone/stucco home situated high on a 1.13-acre lot in Blue Water Estates. Home has 2 living areas, but the MAIN level of this open-concept home is on the 2ND FLOOR to take full advantage of the fabulous views. Huge ISLAND kitchen w/ granite, custom cabinets, high-end appliances, wood & travertine floors, walls of glass open to the balcony & outdoor kitchen. PRIMARY suite, also on the 2nd level, has a huge bath, walk-in shower, marble floors, custom his & her closets and private access to the balcony overlooking the lake. The SECOND LIVING area on the 1st floor has a spacious living area, full kitchen, 2 Bedrooms, full and 1/2 bath- perfect as a bunk room, game room, private suite for guests, parents or kids back home. The third floor has a huge open space for your office, art studio, exercise space or game room. Oversized 4-car garage has room for your boat & toys. Storage building/shed, RV parking behind the gate.



Built in 2010

Essential Information

ListingFeed	abor_vow
MLS® #	4055477
List Price	\$1,325,000
Sale Price	\$1,299,000

Sale Date	June 30th, 2022
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	4,309
Acres	1.13
Year Built	2010
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	2524 Island View
Subdivision	Blue Water Estates
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Utilities	Above Ground Utilities, Cable Available, Electricity Connected, Natural Gas Not Available, High Speed Internet Available, Phone Available, Water Available, Water Connected
Features	None
Parking	Additional Parking, Attached, Boat, Circular Driveway, Concrete, Door-Multi, Driveway, Garage Faces Front, Garage, Inside Entrance, Oversized, RV Access/Parking, Storage
# of Garages	4
Garages	Garage Door Opener
View	Hills, Lake, Trees/Woods, Water
Waterfront	None

Interior

Interior	Marble, Stone, Tile, Wood
Appliances	Built-In Electric Oven, Dryer, Washer/Dryer Stacked, Dishwasher, Electric Cooktop, Disposal, Microwave, Refrigerator, Range Hood, Water Softener Owned, Stainless Steel Appliance(s), Water Softener, Tankless Water Heater
Heating	Electric, Heat Pump, Zoned

Cooling	Central Air, Ceiling Fan(s), Electric, Multi Units, Zoned
Fireplaces	None
Stories	Three Or More

Exterior

Exterior Features	Balcony, Exterior Steps, Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Yard, Corner Lot, Front Yard, Gentle Sloping, Sprinklers In Rear, Sprinklers In Front, Landscaped, Many Trees, Sprinklers Automatic, Sprinklers On Side, Trees Medium Size, Views
Windows	Blinds, Double Pane Windows, Window Treatments
Roof	Metal
Construction	Stone, Stucco
Foundation	Slab

School Information

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