

\$1,499,000 - 1105 Marine Circle, Canyon Lake

MLS® #4301695

\$1,499,000

4 Bedroom, 4.00 Bathroom, 2,807 sqft
Residential on 1.41 Acres

Canyon Lake Island, Canyon Lake, TX

Amazing Canyon Lake views all throughout this stunning residence perfectly placed on just 1.4 acres featuring mature trees while backing up to the shores of Canyon Lake. Within this two story residence, you have three secondary bedrooms on the upper level as well as a family room that features built-in bunk beds and access to the covered balcony that grants elevated views of the lake. As you make your way down to the main level you pass by the laundry room that is accompanied by a built-in desk nook and coat rack with storage. In the chef's kitchen you have expansive butcher block & granite countertops at the center island with bar seating and ample storage space within the custom cabinetry and walk-in pantry. Enjoy amazing views from the adjoined dining space or from the spacious living room, complete with a masonry wood burning fireplace and vaulted beamed ceilings. From here you can depart to the Owner's Suite, featuring an attached glamorous en suite and private outdoors access to the covered back patio! Offering Eastern views, the back patio is complete with dual ceiling fans and equipped with an outdoor kitchen to whip together a meal to enjoy poolside or around the stone fire pit while overlooking the waters of Canyon Lake.



Built in 2016

Essential Information

ListingFeed	abor_vow
MLS® #	4301695
List Price	\$1,499,000
Sale Price	\$1,400,000
Sale Date	November 15th, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,807
Acres	1.41
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1105 Marine Circle
Subdivision	Canyon Lake Island
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Utilities	Electricity Available, Propane, Phone Available, Water Available
Features	See Remarks
Parking	Attached, Door-Single, Garage Faces Front, Garage, Open, Off Street, Outside, Paved, Parking Pad
# of Garages	2
View	Lake, Pool, Trees/Woods, Water
Waterfront	Lake Privileges, See Remarks
Has Pool	Yes

Interior

Interior	Laminate, Tile
Appliances	Dishwasher, Electric Oven, Electric Range, Electric Water Heater, Range, Range Hood, Water Softener Owned
Heating	Central, Electric, Zoned

Cooling	Central Air, Ceiling Fan(s), Electric, Zoned
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Masonry, Outside, Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Outdoor Grill, Rain Gutters, Fire Pit
Lot Description	Landscaped, Pie Shaped Lot, Sprinklers In Ground, Trees Large Size
Windows	Double Pane Windows
Roof	Composition
Construction	HardiPlank Type, Masonry, Stone
Foundation	Slab

School Information

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