

\$1,399,900 - 457 Riviera Drive, Canyon Lake

MLS® #4691090

\$1,399,900

5 Bedroom, 5.00 Bathroom, 3,337 sqft
Residential on 0.29 Acres

Canyon Lake Hills, Canyon Lake, TX

Listing Price Reduced by \$50,000!! Lake days await at this custom built Canyon Lake waterfront home, designed to embrace those spectacular Canyon Lake and Hill Country views. A terraced and landscaped back yard with solar lighting, and mature trees offers an ATV path down to the waters edge. As you enter the main level foyer, you'll find lake views, an office, family room, a second owners suite, an additional bedroom, laundry room and a full bath. Upstairs you're greeted with the open concept kitchen, dining, and living room. In the dining and living room you can't miss the wall of windows and the oversized sliding glass door giving 90 degree lake and hill country views! The spacious living room incorporates a wood burning fireplace. The kitchen includes a center island, granite countertops, custom cabinets, and GE Profile stainless steel appliances, including a 6 burner cooktop, built in double convention ovens, built in microwave, and dishwasher. Private balcony access, walk in closet and full bath can be found in the Owners Suite. The flex room is a private space with access to the covered porch, a full bathroom, and a walk in closet on the lower level. On the patio is a storage room with over 700 sq ft of space with many potential uses; the HVAC ducting, electrical and plumbing are accessible, if you choose to finish out the space. Back outside, the gradual slope and flagstone pathways on this lot make it an easy walk down to the waters edge where you can soak up the sun or catch a sky full of



stars!

Built in 2008

Essential Information

ListingFeed	abor_vow
MLS® #	4691090
List Price	\$1,399,900
Sale Price	\$1,300,000
Sale Date	October 27th, 2022
Bedrooms	5
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	3,337
Acres	0.29
Year Built	2008
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	457 Riviera Drive
Subdivision	Canyon Lake Hills
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Utilities	Cable Available, Cable Connected, Electricity Connected, High Speed Internet Available, Phone Connected, Water Connected
Features	Clubhouse, Community Mailbox, Playground, Park, Pool, Tennis Court(s)
Parking	Assigned, Attached, Concrete, Door-Multi, Driveway, Garage Faces Front, Garage, Inside Entrance, Oversized, Side By Side
# of Garages	2
Garages	Garage Door Opener
View	Hills, Lake, River, Trees/Woods, Water

Is Waterfront	Yes
Waterfront	Lake Front, Lake Privileges, River Front, Waterfront

Interior

Interior	Carpet, Concrete, Stone, Wood
Appliances	Built-In Electric Oven, Built-In Oven, Convection Oven, Cooktop, Double Oven, Dishwasher, Electric Cooktop, Electric Water Heater, Disposal, Microwave, Water Softener Owned, Self Cleaning Oven, Stainless Steel Appliance(s)
Heating	Ceiling, Central, Electric, Fireplace(s), Heat Pump, Zoned
Cooling	Central Air, Ceiling Fan(s), Dual, Electric, Multi Units, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room, Living Room, Stone, Wood Burning
Stories	Three Or More

Exterior

Exterior Features	Balcony, Lighting, No Exterior Steps, Rain Gutters
Lot Description	Back Yard, Sloped Down, Front Yard, Gentle Sloping, Sprinklers In Rear, Sprinklers In Front, Landscaped, Moderate Trees, Native Plants, Sprinklers Automatic, Sprinklers In Ground, Trees Large Size, Views, Xeriscape
Windows	Double Pane Windows, Drapes
Roof	Composition
Construction	Blown-In Insulation, Masonry, Stone, Stucco
Foundation	Slab

School Information

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