

# \$1,949,000 - 1140 Mission Way, Canyon Lake

MLS® #4761141

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## \$1,949,000

4 Bedroom, 5.00 Bathroom, 4,301 sqft  
Residential on 2.08 Acres

Cordova Bend Canyon Lake 1, Canyon Lake, TX

Stunningly beautiful views from this gorgeous custom Hill Country home on 163â€™™ of Canyon Lake waterfrontage tucked away in the private gated community of Cordova Bend. Behind the home, beneath the spa-like rear patios, a concrete walkway provides direct access to Canyon Lake. Admire the beautiful panoramic scenery of the hills and the sound of the water as it hits the limestone shore.

Every inch of the home was curated to highlight the beauty of the lake, like the natural cedar rafters, the hickory wood flooring and cabinetry, and the oversized picture windows that lets the natural light shine through. High-end finishes like the granite countertops, travertine flooring, and custom cathedral ceiling finishes compliments the design perfectly. Spend more time enjoying the home and less time on maintenance with the sophisticated full home automation system that automates security cameras, thermostats, irrigation, the pool, and the decorative pond in the front of the home! Full energy efficiency package with 15.27KW Solar panels, spray foam insulation, 16 SEER heat pumps, tankless propane water heaters, and more. The prior 12 months of electric bills averaged \$100 per month. Entertain with ease with two guest suites on the west side of the house and the privacy of the ownerâ€™™s wing on the east side. Free time can be spent in the home theater or the hobby room! When the sun goes down make your way to the main patio area, which overlooks the 16,000-gallon heated



in-ground pool and circle spa finished with blue granite and upgraded to include a Jandy blower and Paramount Parajets. Light the warm and inviting stone fireplace and set the mood lights while you prepare a delicious meal with the DCS grill and rotisserie in the summer kitchen. Head down to the lower patio to end the night. Here guests can gather around the Zentro fire pit or enjoy a game out on the bocce ball court. Must see to experience this one-of-a-kind private Canyon Lake property for yourself!

Built in 2014

### Essential Information

ListingFeed	abor_vow
MLS® #	4761141
List Price	\$1,949,000
Sale Price	\$1,949,000
Sale Date	August 10th, 2022
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,301
Acres	2.08
Year Built	2014
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	1140 Mission Way
Subdivision	Cordova Bend Canyon Lake 1
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

## Amenities

Utilities	Electricity Available, Propane, Phone Available, Sewer Available, Water Available
Features	Park
Parking	Attached, Door-Multi, Garage Faces Front, Garage, Inside Entrance, Open, Off Street, Outside, Oversized, Parking Pad, Private, Secured, Unpaved
# of Garages	3
View	Hills, Lake, River, Trees/Woods, Water
Is Waterfront	Yes
Waterfront	Lake Front, Lake Privileges, River Front, Waterfront
Has Pool	Yes

## Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Electric Oven, Built-In Oven, Convection Oven, Cooktop, Double Oven, Dishwasher, Electric Oven, Electric Water Heater, Gas Cooktop, Disposal, Microwave, Oven, Water Softener Owned, Tankless Water Heater
Heating	Central, Electric, Zoned
Cooling	Central Air, Ceiling Fan(s), Electric
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Gas Log, Gas Starter, Masonry, Outside, Propane
Stories	One and One Half

## Exterior

Exterior Features	Dog Run, Gas Grill, Outdoor Grill, Rain Gutters, Fire Pit
Lot Description	Drip Irrigation/Bubblers, Sloped Down, Gentle Sloping, Landscaped, Moderate Trees, Open Lot, Sprinklers Automatic, Few Trees, Trees Medium Size
Windows	Double Pane Windows
Roof	Metal
Construction	Masonry, Stone, Stucco
Foundation	Slab

## School Information

District	Comal ISD
Elementary	Bill Brown
Middle	Smithson Valley

High

Smithson Valley