

# **\$1,850,000 - 904 Janet Drive, Canyon Lake**

MLS® #5261594

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## **\$1,850,000**

5 Bedroom, 5.00 Bathroom, 4,181 sqft  
Residential on 0.83 Acres

Canyon Lake Village West 6, Canyon Lake, TX

Exceptional 3-story Modern Hill Country waterfront home situated on almost 1 acre, adjacent to the Corps of Engineers land, with outstanding views of Canyon Lake, from almost every room. Located in the Exclusive, GATED neighborhood of Polly's Point.

Spacious family room opens to dining and gourmet kitchen w/ custom cabinetry, island, granite counters, double ovens, SS appliances & wine frig. Spacious primary suite has exceptional lake views, bath with jetted tub, spacious walk-in shower. 2nd Bedroom with ensuite bath and walk-in shower also on Main floor. 5th Bedroom currently used as a HOME OFFICE, with fabulous lake views, gas log FIREPLACE and covered deck. GAME ROOM and 2 BR on lower level with Jack-N-Jill bath, access to outdoor covered deck, HOT TUB, FIRE PIT, GAZEBO and PUTTING GREEN. Recently renovated OUTDOOR KITCHEN, covered decks on all 3 floors, multiple outdoor living areas, and newly installed TREX flooring. large bath with dual vanities, jetted tub, and huge walk-in shower. Large closet with built-ins, ample hanging space and extra storage.

Most of furnishings will convey with accepted offer. Please see Features List for additional info.

Built in 2009

## **Essential Information**



ListingFeed	abor_vow
MLS® #	5261594
List Price	\$1,850,000
Sale Price	\$1,845,000
Sale Date	October 22nd, 2021
Bedrooms	5
Bathrooms	5.00
Full Baths	5
Square Footage	4,181
Acres	0.83
Year Built	2009
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	904 Janet Drive
Subdivision	Canyon Lake Village West 6
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

### **Amenities**

Utilities	Cable Available, Electricity Available, High Speed Internet Available, Propane, None, Sewer Available, Sewer Connected, Underground Utilities, Water Available, Water Connected
Features	Lake, Trails/Paths
Parking	Additional Parking, Door-Multi, Driveway, Garage Faces Front, Garage, Kitchen Level, Oversized
# of Garages	2
Garages	Garage Door Opener
View	Hills, Lake, Trees/Woods, Water
Is Waterfront	Yes
Waterfront	Lake Privileges, Waterfront

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Built-In Electric Oven, Built-In Oven, Convection Oven, Cooktop, Double

Oven, Dryer, Dishwasher, Exhaust Fan, Electric Oven, Electric Water Heater, Gas Cooktop, Disposal, Microwave, Plumbed For Ice Maker, Refrigerator, Water Softener Owned, Self Cleaning Oven, Stainless Steel Appliance(s), Water Softener, Wine Refrigerator, Washer

Heating Central, Electric, Fireplace(s), Propane

Cooling Central Air, Ceiling Fan(s), Electric

Fireplace Yes

# of Fireplaces 2

Fireplaces Bedroom, Family Room, Gas, Glass Doors, Gas Log, Gas Starter

Stories Three Or More

## **Exterior**

Exterior Features Balcony, Dog Run, Exterior Steps, Garden, Gas Grill, Lighting, Outdoor Grill, Private Yard, See Remarks

Lot Description Back Yard, Cleared, Cul-De-Sac, Sloped Down, Front Yard, Gentle Sloping, Sprinklers In Front, Landscaped, Native Plants, Many Trees, Sprinklers Automatic, Sprinklers On Side, Views

Windows Blinds, Double Pane Windows, Window Coverings, Window Treatments

Roof Metal

Construction Masonry, Stone, Stone Veneer, Stucco

Foundation Slab

## **School Information**

District Comal ISD

Elementary Startzville

Middle Mountain Valley Middle

High Canyon Lake