

# **\$1,075,000 - 538 Simon Crest, Canyon Lake**

MLS® #6590812

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## **\$1,075,000**

3 Bedroom, 2.00 Bathroom, 1,893 sqft  
Residential on 0.56 Acres

Simon Tracts, Canyon Lake, TX

Phenomenal Canyon Lake home, facing the Yacht Club, with over 100' of pristine lake waterfront and incredible views! Nestled in between gorgeous mature Oak Trees, this split-level Hill Country home has been gently used and very well cared for. Located on a private road that is gated / camera monitored. No restrictions and no city taxes! Detached 2 car garage/carport is perfect for storage, hobby space, or remodel to suit your needs. Garage faces the water / has lake views! Behind the home is a lush green, private backyard. Beyond the backyard a gentle slope leads to the swing chair - where you can sit and admire one of Texas' most scenic lakes! Breathe in the fresh air and enjoy the peace and quiet. Enjoy popular Canyon Lake activities as well. Whether you're kayaking, canoeing, fishing, or boating/sailing you are sure to have a great time right in your own backyard. The interior of the home features an open concept living area with views of the lake from the entire floor. There is a wood burning fireplace tucked between warm wood-built in's that create an inviting space. Generous amount of windows lets the natural light in. Exposed wood beams on the ceiling lead to the dining room and kitchen and the patio door leads to a covered deck that wraps the back of the entire home. Perfect for entertaining! The spacious deck overlooking the lake has multiple seating areas. The spacious owner's level is on the lower level of the home. This floor features the owner's suite, full bathroom



En-suite, and large walk-in closet. Wake up to beautiful lake views and access the private covered patio when you are ready for some fresh air each morning. The bathroom features a spacious double vanity and walk-in shower. The guest suite is off the entry foyer, where guests can enjoy a spacious bedroom and En-suite bathroom to themselves. Stunning Canyon Lake home tucked away in a private gated community with extraordinary views and direct water access, just in time for summer!

Built in 1984

### Essential Information

ListingFeed	abor_vow
MLS® #	6590812
List Price	\$1,075,000
Sale Price	\$1,200,000
Sale Date	June 10th, 2022
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,893
Acres	0.56
Year Built	1984
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	538 Simon Crest
Subdivision	Simon Tracts
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

### Amenities

Utilities Cable Available, Electricity Connected, High Speed Internet Available,

Phone Connected, See Remarks, Water Connected

Features Gated  
Parking Concrete, Covered, Detached Carport, Driveway, Garage, Oversized, Private, Secured, Storage, Workshop in Garage  
# of Garages 2  
Garages Garage Door Opener  
View Hills, Lake, Panoramic, River, Trees/Woods, Water  
Is Waterfront Yes  
Waterfront Lake Front, River Front, Waterfront

### **Interior**

Interior Carpet, Tile  
Appliances Built-In Electric Oven, Dishwasher, Electric Cooktop, Exhaust Fan, Electric Water Heater, Disposal, Microwave, Water Softener Owned, Self Cleaning Oven  
Heating Central, Electric  
Cooling Central Air, Ceiling Fan(s), Electric  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Living Room, Wood Burning  
# of Stories 2  
Stories Two

### **Exterior**

Exterior Features Lighting, Private Entrance, Private Yard  
Lot Description Back Yard, Cleared, Sloped Down, Gentle Sloping, Sprinklers In Rear, Sprinklers In Front, Landscaped, Level, Private, Many Trees, Sprinklers Automatic, Sprinklers In Ground, Sprinklers On Side, Trees Large Size, Views  
Windows Shutters  
Roof Composition  
Construction Vertical Siding  
Foundation Slab

### **School Information**

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