

\$1,499,900 - 1164 Lakebreeze Drive, Canyon Lake

MLS® #7835497

\$1,499,900

4 Bedroom, 3.00 Bathroom, 3,152 sqft
Residential on 0.37 Acres

Canyon Lake Hills, Canyon Lake, TX

This is the ultimate lakeside retreat on Canyon Lake – where every day is a vacation! Dive into the epitome of waterfront living with a 196’™ of shoreline, just waiting for you to jump in! Though Canyon Lake’s™ water levels are low, the lake is still boatable, and you're just 1.7 miles away from the public boat ramp! Picture this: hosting an epic gathering with the lake views as your backdrop. With an oversized deck, this spot screams BBQs and lakeside hangs! And when you're feeling the urge, why not practice your putt on your very own mini-golf green? But wait, there's more! Inside, this home is bursting with personality and charm. Imagine kicking back in the living room, drawn to the stone fireplace like a moth to a flame. Now, let's talk about the heart of the home – the kitchen! With its big center island, dual ovens, and walk-in pantry, whipping up a gourmet feast has never been more fun! And when it's time to unwind, pull up a chair at the wet bar – where the vibe is easygoing, and the lake views are unbeatable. Or, for full relaxation, retreat to the owner's suite – with private outdoor access to the back deck and non-stop lake views. Ah, bliss! With secondary bedrooms boasting walk-in closets and stunning lake views, comfort is key at every turn. And let's not forget the guest bedroom – offering its own private access and a cozy living area, it's the perfect spot for your pals to crash after a day of lakeside fun!



Built in 2002

Essential Information

ListingFeed	abor_vow
MLS® #	7835497
List Price	\$1,499,900
Sale Price	\$1,360,000
Sale Date	June 28th, 2024
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,152
Acres	0.37
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1164 Lakebreeze Drive
Subdivision	Canyon Lake Hills
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Utilities	Electricity Available, Phone Available, Water Available
Features	Lake, See Remarks
Parking	Attached, Concrete, Door-Single, Driveway, Garage Faces Front, Garage, Inside Entrance, Open, Off Street, Outside, Paved, Parking Pad
# of Garages	2
View	Hills, Lake, Panoramic, Water
Is Waterfront	Yes
Waterfront	Lake Front, Waterfront

Interior

Interior	Carpet, Tile
Appliances	Built-In Electric Oven, Built-In Oven, Convection Oven, Cooktop, Double Oven, Dishwasher, Electric Cooktop, Electric Water Heater, Disposal

Heating	Central, Electric, Zoned
Cooling	Central Air, Electric, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Masonry, Stone, Wood Burning
# of Stories	1
Stories	One

Exterior

Exterior Features	Rain Gutters
Lot Description	Sloped Down, Level, Trees Large Size
Windows	Double Pane Windows
Roof	Metal
Construction	HardiPlank Type, Masonry, Stone
Foundation	Slab

School Information

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