

# \$1,200,000 - 1181 Bradstreet, Canyon Lake

MLS® #7888584

---

## \$1,200,000

4 Bedroom, 4.00 Bathroom, 3,252 sqft  
Residential on 0.96 Acres

Bradcliff On The River, Canyon Lake, TX

A rare opportunity! Own nearly an acre of Guadalupe River-front property. This fabulous home is located below Canyon Dam in Bradcliff on the River, a small 20 lot, gated community where a slower and quieter pace can be found. The stunning rockwork on this property adds elegance and grace as stone covered verandas terrace down 3 levels. Enjoy a dip in the chic cocktail pool or walk down the stone/metal steps to your personal 150â€™™ river frontage. In the mood for a breath-taking view? This home has all you could ask for with panoramic long distance Hill Country vistas and splendid views of the river and dam. Move quickly and call 1181 Bradstreet home in time to enjoy the fall foliage as the Cypress trees along the river change to rust, the Spanish Oaks brighten to red, and the Elms turn buttery yellow.



Built in 1997

## Essential Information

ListingFeed	abor_vow
MLS® #	7888584
List Price	\$1,200,000
Sale Price	\$1,087,325
Sale Date	October 8th, 2021
Bedrooms	4
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	3,252
Acres	0.96
Year Built	1997
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	1181 Bradstreet
Subdivision	Bradcliff On The River
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

### **Amenities**

Utilities	Above Ground Utilities, Cable Available, Electricity Connected, Natural Gas Not Available, High Speed Internet Available, Propane, Phone Available, Water Connected
Parking	None
View	Panoramic, River, Water
Is Waterfront	Yes
Waterfront	River Front
Has Pool	Yes

### **Interior**

Interior	Carpet, Laminate, Tile
Appliances	Range, Refrigerator, Range Hood
Heating	Central, Electric, Fireplace(s)
Cooling	Central Air, Ceiling Fan(s), Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Stories	Three Or More

### **Exterior**

Exterior Features	Balcony, Exterior Steps, Rain Gutters
Lot Description	Bluff, Native Plants, Private, Many Trees, Views

Windows	Double Pane Windows, Plantation Shutters
Roof	Composition, Shingle
Construction	Cedar, Stone Veneer
Foundation	Slab

### **School Information**

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