

\$2,250,000 - 1177 Cordova Bend, Canyon Lake

MLS® #8173085

\$2,250,000

4 Bedroom, 5.00 Bathroom, 4,167 sqft
Residential on 15.62 Acres

Cordova Bend Canyon Lake 1r, Canyon Lake, TX

A remarkable offering in the prestigious community of Cordova Bend nestled on 15.62 gorgeous acres! Picturesque lake views from the front balcony and porch soothe the soul. Custom built Mattern & Fitzgerald home showcases well appointed features in a thoughtfully designed floor plan. Showstopper backyard with Keith Zars heated pool with beach entry and tanning ledge, hot tub, and waterfall perfect for those hot summer days! Don't miss the pond behind the backyard fence and up the steps for stunning hill country views. Lake access through HOA park makes this home the perfect place to relax and enjoy!



Built in 2010

Essential Information

ListingFeed	abor_vow
MLS® #	8173085
List Price	\$2,250,000
Sale Price	\$2,150,000
Sale Date	May 25th, 2022
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	4,167
Acres	15.62
Year Built	2010
Type	Residential

Sub-Type Single Family Residence
Status Closed

Community Information

Address 1177 Cordova Bend
Subdivision Cordova Bend Canyon Lake 1r
City Canyon Lake
County Comal
State TX
Zip Code 78133

Amenities

Utilities Cable Available, Electricity Connected, High Speed Internet Available, Propane, Phone Available, Sewer Connected, Underground Utilities, Water Available
Features Community Mailbox, Gated, Lake, Playground, Park
Parking Attached, Driveway, Electric Gate, Garage, Kitchen Level, Parking Pad, Garage Faces Side
of Garages 3
Garages Garage Door Opener
View Hills, Lake, Pool, Water
Waterfront Pond
Has Pool Yes

Interior

Interior Carpet, Tile, Wood
Appliances Built-In Oven, Cooktop, Dishwasher, Disposal, Microwave, Plumbed For Ice Maker, Water Softener Owned, Self Cleaning Oven, Stainless Steel Appliance(s), Vented Exhaust Fan
Heating Central, Electric, Zoned
Cooling Central Air, Ceiling Fan(s), Electric, Multi Units, Zoned
Fireplace Yes
of Fireplaces 1
Fireplaces Gas Starter, Living Room, Masonry, Wood Burning
of Stories 2
Stories Two

Exterior

Exterior Features Balcony, Exterior Steps, Gas Grill, Outdoor Grill, Private Yard, Rain Gutters

Lot Description	Back Yard, Corner Lot, Front Yard, Gentle Sloping, Sprinklers In Rear, Level, Private, Many Trees, Sprinklers In Ground, Sprinklers Partial, Views
Windows	Plantation Shutters
Roof	Concrete, Tile
Construction	Masonry, Stone, Spray Foam Insulation, Stucco
Foundation	Slab

School Information

District	Comal ISD
Elementary	Bill Brown
Middle	Smithson Valley
High	Smithson Valley