

# \$855,000 - 1255 Canyon Lake, Canyon Lake

MLS® #1837275S

**\$855,000**

3 Bedroom, 4.00 Bathroom, 2,867 sqft

Residential on 0.19 Acres

CANYON LAKE HILLS, Canyon Lake, TX

For sale or Rent at market value! Gorgeous custom home with an elevator! The elevator gives the capability to make all three floors fully handicap accessible! A home that any and all can enjoy. Total covered square footage is 5632! Major buyer incentives and concessions can be discussed appropriately. Motivated seller!

Built in 2025

## Essential Information

|                  |                        |
|------------------|------------------------|
| MLS® #           | 1837275S               |
| Price            | \$855,000              |
| Bedrooms         | 3                      |
| Bathrooms        | 4.00                   |
| Full Baths       | 3                      |
| Half Baths       | 1                      |
| Square Footage   | 2,867                  |
| Acres            | 0.19                   |
| Year Built       | 2025                   |
| Type             | Residential            |
| Sub-Type         | Single Family Detached |
| Style            | 3 or More, Traditional |
| Status           | Active                 |
| Pool Description | None                   |

## Community Information

|         |                  |
|---------|------------------|
| Address | 1255 Canyon Lake |
| Area    | 2603             |



|             |                   |
|-------------|-------------------|
| Subdivision | CANYON LAKE HILLS |
| City        | Canyon Lake       |
| County      | Comal             |
| State       | TX                |
| Zip Code    | 78133             |

### Amenities

|              |                                                             |
|--------------|-------------------------------------------------------------|
| Amenities    | Park/Playground, Jogging Trails, Boat Ramp, Lake/River Park |
| # of Garages | 3                                                           |

### Interior

|                 |                                                                                                                                    |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior        | One Living Area, Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Walk-In Pantry, High Ceilings, Open Floor Plan, Laundry Main Level |
| Appliances      | Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Disposal, Dishwasher, Ice Maker Connection         |
| Heating         | Central                                                                                                                            |
| Cooling         | One Central                                                                                                                        |
| Fireplace       | Yes                                                                                                                                |
| # of Fireplaces | 2                                                                                                                                  |
| Fireplaces      | Two, Living Room, Other                                                                                                            |
| Stories         | 3+                                                                                                                                 |

### Exterior

|              |           |
|--------------|-----------|
| Exterior     | Stucco    |
| Roof         | Metal     |
| Construction | Pre-Owned |
| Foundation   | Slab      |

### School Information

|            |               |
|------------|---------------|
| District   | Comal         |
| Elementary | Call District |
| Middle     | Call District |
| High       | Call District |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 24th, 2025 |
| Days on Market | 241                |