# \$524,500 - 604 Compass Rose, Canyon Lake

MLS® #1873093S

#### \$524,500

3 Bedroom, 2.00 Bathroom, 1,797 sqft Residential on 0.73 Acres

SUMMIT NORTH, Canyon Lake, TX

A taste of the Texas Hill Country in this single-story residence that offers both comfort and convenience. It embodies a farmhouse style with an open floor plan that emphasizes unique architectural design and energy efficiency. Features three cozy bedrooms and two bathrooms; double sinks, separate water closet, both a shower and a free standing tub in the masters. The property boasts spacious closets, a well-equipped kitchen, and a utility / pantry and mud room. Privacy is ensured with a large back area suitable for a pool or a large level backyard, as well as a serene back patio ideal for relaxation or entertaining guests. Additionally, it includes a large roundabout driveway, two-car garage and professionally designed landscaping. Perfect for families or individuals seeking a stylish yet practical home, this property is ready to welcome its new owners.



#### **Essential Information**

MLS® # 1873093S Price \$524,500

Bedrooms 3 Bathrooms 2.00

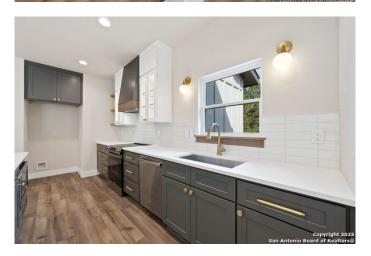
Full Baths 2

Square Footage 1,797 Acres 0.73

Year Built 2025







Type Residential

Sub-Type Single Family Detached

Style One Story, Contemporary, Texas Hill Country

Status Active
Pool Description None

## **Community Information**

Address 604 Compass Rose

Area 2607

Subdivision SUMMIT NORTH

City Canyon Lake

County Comal

State TX

Zip Code 78133

## **Amenities**

Amenities Controlled Access

Parking Two Car Garage

# of Garages 2

#### Interior

Interior One Living Area, Utility Room Inside, Open Floor Plan, Cable TV

Available, Laundry Main Level, Laundry Room, Walk in Closets, 1st Floor Lvl/No Steps, Attic - Partially Floored, Attic - Permanent Stairs, Attic - Pull Down Stairs, Attic - Radiant Barrier Decking, Eat-In Kitchen,

High Ceilings, Island Kitchen, Liv/Din Combo, Walk-In Pantry

Appliances Washer Connection, Dryer Connection, Microwave Oven, Stove/Range,

Dishwasher, Garage Door Opener, Carbon Monoxide Detector, Ceiling Fans, Custom Cabinets, Disposal, Electric Water Heater, Ice Maker Connection, Plumb for Water Softener, Private Garbage Service, In Wall

Pest Control, Solid Counter Tops, Smoke Alarm

Heating Central

Cooling One Central

Fireplace Yes # of Fireplaces 1

Fireplaces One, Heatilator, Living Room, Mock Fireplace

# of Stories 1
Stories 1

#### **Exterior**

Exterior Siding, Cement Fiber

Exterior Features Covered Patio, Mature Trees

Lot Description 1 - 2 Acres, County Vlew, Partially Wooded

Roof Composition

Construction New Foundation Slab

## **School Information**

District Comal

Elementary Rebecca Creek
Middle Mountain Valley
High Canyon Lake

## **Additional Information**

Date Listed June 5th, 2025

Days on Market 143 HOA Fees 150

HOA Fees Freq. Annually

Gated Community Yes