

\$1,495,000 - 2170 Sierra Madre, Canyon Lake

MLS® #1887506S

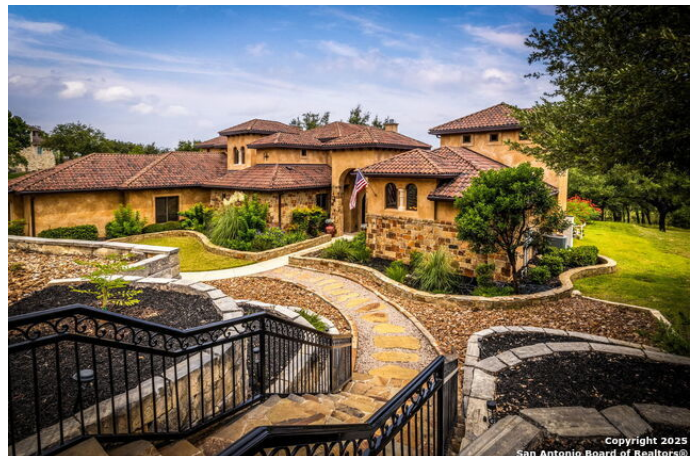
\$1,495,000

3 Bedroom, 4.00 Bathroom, 4,301 sqft

Residential on 1.40 Acres

LAS BRISAS AT ENSENADA SHORES,
Canyon Lake, TX

Tuscan-inspired luxury in the heart of the Texas Hill Country awaits in this impeccably designed custom home in the exclusive gated community of Las Brisas at Canyon Lake. Set on 1.4 beautifully landscaped, park-like acres with stunning hill country views and private access to Tom Creek, this stone-and-stucco masterpiece features an exterior hand-troweled pulverized granite finish that never needs painting. Enjoy kayaking, hiking, or simply relaxing by the fire pit under starry skies, with easy walks to the community nature area to the left of the property and Canyon Lake cove to the right. Indoors, discover timeless craftsmanship with hand-troweled walls in the living, dining, and master suite, glazed finishes, and an impressive foyer ceiling artwork feature. Entertain effortlessly with an open-concept great room filled with large picture windows framing the breathtaking views, a gourmet chef's kitchen with Thermador dual-fuel range (6 gas burners, 2 electric ovens, griddle), a plumbed Miele coffee maker, and custom knotty alder cabinetry designed for ultimate functionality. A large butler pantry/laundry room, utility closet with electronic storage, and thoughtful custom shelving add practical elegance. Music lovers will appreciate the 8-zone built-in speaker system throughout the home, controlled by HoloWhas, while the upstairs game room impresses with a full wet bar (kegerator, sink, beverage refrigerator), surround-sound



readiness, custom shades, and balcony access with panoramic hill country views. Outdoor living shines with a Cody Pool featuring remote-controlled waterfall, lighting, and cleaner, an outdoor wood-burning fireplace with gas option, gas grill and burner, outdoor spiral staircase, and three patio areas including one covered. The oversized 3-car garage features epoxy flooring and Aladdin app-controlled access for the large door. The primary suite is a luxurious retreat with hardwood floors, spa-like bath, custom closet with cabinetry and a "closet within a closet" design, private access to an office/multi-purpose room perfect as an exercise space or studio, and ceiling fans for comfort. Additional features include travertine tile throughout the downstairs, hardwood floors in upstairs rooms and stairs, a wheelchair-accessible downstairs guest suite, family tree mural on the upstairs landing, programmable front entry and eaves lighting via the Lutron app, Hydrowise app-controlled sprinkler system, Emtek door handles with bolt locks on backyard doors, custom shades in all bedrooms and the upstairs game room, a water softener system, and exceptional sound insulation for quiet, peaceful living. Residents of Las Brisas enjoy unmatched amenities, including a waterfront community park and infinity-edge pool overlooking the turquoise lake, a pavilion with grill, fire pit, waterfalls along Tom Creek, miles of hiking and ATV trails, and a private nature preserve. All this is conveniently located on Canyon Lake's south shore for easy access to Gruene, Wimberley, Blanco, New Braunfels, San Marcos, Hill Country wineries, shopping, dining, music venues, and top medical facilities. Experience refined Hill Country living with authentic Tuscan flair in this move-in-ready masterpiece. Schedule your private tour today.

Built in 2010

Essential Information

MLS® #	1887506S
Price	\$1,495,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,301
Acres	1.40
Year Built	2010
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Mediterranean
Status	Active
Has Pool	Yes
Pool Description	In Ground Pool, Pools Sweep

Water Feature/View

View	Canyon Lake
Is Waterfront	Yes
Water Body	Canyon Lake

Community Information

Address	2170 Sierra Madre
Area	2603
Subdivision	LAS BRISAS AT ENSENADA SHORES
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	Controlled Access, Waterfront Access, Pool, Park/Playground, Jogging Trails
Parking	Attached, Side Entry
# of Garages	3

Interior

Interior	Two Living Area, Separate Dining Room, Island Kitchen, Study/Library,
----------	---

	Game Room, Utility Room Inside, Secondary Bedroom Down, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Room, Walk in Closets, Attic - Access only, Attic - Partially Floored, Attic - Pull Down Stairs
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Self-Cleaning Oven, Microwave Oven, Stove/Range, Gas Cooking, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Wet Bar, Vent Fan, Smoke Alarm, Security System (Owned), Pre-Wired for Security, Gas Water Heater, Satellite Dish (owned), Garage Door Opener, Plumb for Water Softener, Solid Counter Tops, Double Ovens, Custom Cabinets, Carbon Monoxide Detector, 2+ Water Heater Units, Private Garbage Service, Gas Grill, Propane Water Heater
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Two, Living Room, Wood Burning, Gas, Other, Gas Starter
# of Stories	2
Stories	2

Exterior

Exterior	Stone/Rock, Stucco, Rock/Stone Veneer
Exterior Features	Patio Slab, Covered Patio, Bar-B-Que Pit/Grill, Gas Grill, Deck/Balcony, Sprinkler System, Has Gutters, Special Yard Lighting, Mature Trees
Lot Description	1 - 2 Acres, Partially Wooded, Mature Trees (ext feat), Gently Rolling, Canyon Lake, Creek, Lakefront, Other Water Access - See Remarks
Roof	Tile
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	STARTZVILLE
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	July 26th, 2025
Days on Market	11

HOA Fees	1200
HOA Fees Freq.	Annually
Gated Community	Yes