

# \$1,299,999 - 361 Riviera Dr., Canyon Lake

MLS® #1897106S

**\$1,299,999**

6 Bedroom, 4.00 Bathroom, 2,824 sqft

Residential on 0.28 Acres

CANYON LAKE HILLS, Canyon Lake, TX

Look at those Canyon Lake views! This Texas style home is ready for entertaining, move-in ready and FULLY FURNISHED. With 6 bedrooms, 4 baths, media/gameroom and living room are ready for guests and family to enjoy! Main floor features 3 bedrooms and large media/gameroom. 2 Primary masters compliments this living space. Second floor is cozy with open dining concept, laundry room and more amazing views of Canyon Lake and one of its great coves. Kitchen is well stocked with all you need to entertain family and friends. Enjoy 2nd level balcony for brunch, lunch or dinner! Backyard down the hill has a great firepit and seating for those cozy Fall TX eventings to enjoy! Topography allows for a gentle stroll to the water. Come get your piece of the Texas Hill Country! Great second home, too!

Built in 2008

## Essential Information

MLS® #	1897106S
Price	\$1,299,999
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,824
Acres	0.28
Year Built	2008



Type	Residential
Sub-Type	Single Family Detached
Style	3 or More, Split Level, Traditional
Status	Active
Pool Description	None

### **Water Feature/View**

View	Canyon Lake
Is Waterfront	Yes
Water Body	Canyon Lake

### **Community Information**

Address	361 Riviera Dr.
Area	2603
Subdivision	CANYON LAKE HILLS
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

### **Amenities**

Amenities	Pool, Tennis, Clubhouse, Park/Playground, Sports Court, Basketball Court, Boat Ramp, Waterfront Access
Parking	None/Not Applicable

### **Interior**

Interior	Two Living Area, Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Utility Room Inside, High Ceilings, Cable TV Available, High Speed Internet, Walk in Closets, Laundry in Kitchen
Appliances	Ceiling Fans, Washer, Dryer, Cook Top, Built-In Oven, Microwave Oven, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Pre-Wired for Security, Electric Water Heater, Smooth Cooktop, Solid Counter Tops, Private Garbage Service, 2nd Floor Utility Room, 2+ Water Heater Units
Heating	2 Units
Cooling	Two Central
Fireplaces	Not Applicable
Stories	3+

### **Exterior**

Exterior	Stucco
Exterior Features	Covered Patio, Bar-B-Que Pit/Grill, Deck/Balcony, Privacy Fence, Wrought Iron Fence, Sprinkler System, Double Pane Windows, Storage Building/Shed, Has Gutters, Mature Trees, Chain Link Fence, Water Front Improved
Lot Description	Mature Trees (ext feat), Sloping, Canyon Lake, 1/4 - 1/2 Acre, Improved Water Front, Water View, On Waterfront, Xeriscaped
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

### **School Information**

District	Comal
Elementary	STARTZVILLE
Middle	Mountain Valley
High	Canyon Lake

### **Additional Information**

Date Listed	September 1st, 2025
Days on Market	11
HOA Fees	100
HOA Fees Freq.	Annually