

\$625,000 - 677 Circleview Dr, Canyon Lake

MLS® #1911740S

\$625,000

3 Bedroom, 3.00 Bathroom, 2,277 sqft

Residential on 0.22 Acres

CANYON LAKE HILLS, Canyon Lake, TX

CUSTOM BUILT HOME BY ONE OF CANYON LAKES OLDEST AND BEST BUILDERS, 2X6 FRAME, EVERYTHING TOP OF THE LINE, INSULATION BETWEEN ROOMS AND UPSTAIRS FLOOR, AC CUSTOM VENTED FOR MAX AIR, DUAL ZONES. MASTER AND LIVING AREAS ON SECOND FLOOR (MAIN LEVEL) TO TAKE ADVANTAGE OF THE VIEWS. VERY OPEN FLOOR PLAN. BIG LIVING, DINING, KITCHEN OPEN FOR UNOBSTRUCTED VIEWS FROM ANY OF THE ROOMS FEATURING TOP OF THE LINE TILE FLOORS. KITCHEN FEATURES A HUGE ISLAND/BREAKFAST BAR, LOTS OF CUSTOM CABINETS, STAINLESS APPLIANCES, BACK-SPLASH, GRANITE COUNTERS AND BIG WALK-IN PANTRY. LARGE MASTER WITH VIEW OF LAKE, HUGE WALK-IN SHOWER WITH RAIN-HEAD SHOWER, BIG DOUBLE VANITY, LARGE WALK-IN CLOSET AND BEUTIFUL TILE FLOORS. LARGE BATHROOM PLUS TWO BEDROOMS ON LOWER LEVEL. ALSO, ELECTRICAL OUTLETS UNDER THE STAIRS AND TO MAKE NICE PRIVATE OFFICE. HUGE TILE COVERED DECK ON SECOND FLOOR PLUS SECOND DECK ON LOWER LEVEL (2ND LEVEL). AEROBIC SEPTIC WITH DRIP LINES IN THE BACK OF LOT AND ROOM LEFT FOR A POOL, OUTDOOR LIVING OASIS, BASKETBALL COURT OR MORE. BIG OVERSIZE TWO CAR GARAGE TALL ENOUGH TO GET A



PICKUP IN. COVERED FRONT PORCH. ALL
THIS WITH A GREAT VIEW OF THE LAKE.
SELLER WILL CONSIDER ALL
"REASONABLE" OFFERS

Built in 2022

Essential Information

MLS® #	1911740S
Price	\$625,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,277
Acres	0.22
Year Built	2022
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Active
Pool Description	None

Water Feature/View

View	Canyon Lake
Water Body	Canyon Lake

Community Information

Address	677 Circlevue Dr
Area	2603
Subdivision	CANYON LAKE HILLS
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	Waterfront Access, Pool, Tennis, Clubhouse, Park/Playground, BBQ/Grill, Boat Ramp
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Parking	Two Car Garage, Oversized
# of Garages	2

Interior

Interior	One Living Area, Liv/Din Combo, Island Kitchen, Breakfast Bar, Walk-In Pantry, Utility Room Inside, High Ceilings, Open Floor Plan, Pull Down Storage, Cable TV Available, High Speed Internet, Telephone, Walk in Closets
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Self-Cleaning Oven, Microwave Oven, Stove/Range, Disposal, Dishwasher, Vent Fan, Smoke Alarm, Electric Water Heater, Garage Door Opener, Custom Cabinets
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	2
Stories	2

Exterior

Exterior	Siding, Cement Fiber
Exterior Features	Covered Patio, Deck/Balcony, Double Pane Windows, Mature Trees
Lot Description	Water View, Mature Trees (ext feat), Canyon Lake
Roof	Heavy Composition
Construction	New
Foundation	Slab

School Information

District	Comal
Elementary	Call District
Middle	Call District
High	Call District

Additional Information

Date Listed	October 1st, 2025
Days on Market	11
HOA Fees	300
HOA Fees Freq.	Annually