

\$650,000 - 2109 Bella Vista, Canyon Lake

MLS® #570370

\$650,000

3 Bedroom, 2.00 Bathroom, 2,350 sqft

Residential on 0.55 Acres

Las Brisas at Ensenada Shores, Canyon Lake, Texas

Welcome to 2109 Bella Vista—a modern masterpiece nestled in the heart of Canyon Lake, Texas. This stunning three-bedroom, two-bath home, complete with a dedicated study, offers 2,350 square feet of impeccable design on just over half an acre. Step inside and experience sophisticated living at its finest. An open-concept layout invites you into the spacious living and dining areas, where a wall of windows fills the space with natural light. The gourmet kitchen is a chef’s dream—featuring a massive island, white quartz countertops, and custom cabinetry. High-end stainless steel appliances, including dual ovens and a flush refrigerator, blend seamlessly into the sleek, modern design. Retreat to the luxurious master suite, where expansive windows offer serene views, and French doors lead to your own private, screened-in patio. The master soaking room is pure indulgence, boasting dual vanities with quartz countertops, sleek black fixtures, and a deep soaking tub for ultimate relaxation. The walk-in shower, wrapped in floor-to-ceiling subway tile and bold black wave tile, adds a striking contrast. The additional bedrooms offer comfortable, modern living. The shared bathroom continues the home’s sophisticated aesthetic with a subway-tiled stand-up shower, black hexagon mosaic flooring, and a sleek single vanity. Step outside to the oversized covered patio, complete with wood-plank ceilings, recessed



lighting, and dual ceiling fans”a perfect setting for outdoor entertaining. Gather around the stone fire pit for cozy nights under the stars. For breathtaking panoramic views, head up to the rooftop balcony, where you can take in the stunning scenery of Canyon Lake. As a resident, you”ll also have access to a private, lakefront infinity pool, offering the perfect place to unwind and enjoy the water. A park with a pavilion and nature trails.

Built in 2020

Essential Information

MLS® #	570370
Price	\$650,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,350
Acres	0.55
Year Built	2020
Type	Residential
Sub-Type	Single Family
Style	Contemporary/Modern
Status	Active

Water Feature/View

Water Body	Canyon Lake
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Community Information

Address	2109 Bella Vista
Subdivision	Las Brisas at Ensenada Shores
City	Canyon Lake
County	Comal
State	Texas
Zip Code	78133

Amenities

Features	Community Pool, Barbecue, Gated, Park, Playground
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Parking	Detached, Door-Single, Garage, Oversized
# of Garages	2

Interior

Interior	Concrete, Painted/Stained
Appliances	Dishwasher, Microwave, Built-In Oven, Cooktop, Double Oven, Electric Cooktop, Electric Range, Electric Water Heater, Plumbed For Ice Maker, Range Hood, Refrigerator, Some Electric Appliances, Vented Exhaust Fan
Heating	Electric
Cooling	OneUnit
Fireplaces	None
# of Stories	1
Stories	One

Exterior

Exterior Features	Covered Patio, Porch, Balcony, Enclosed Porch, Fire Pit, Patio
Windows	Double Pane Windows
Roof	Composition, Shingle
Construction	Masonry, Stucco
Foundation	Slab

School Information

District	Comal ISD
Elementary	Startzville
Middle	Mountain Valley Middle School
High	Canyon Lake High School

Additional Information

Date Listed	February 21st, 2025
Days on Website	50
Days on Market	192
HOA Fees	1000
HOA Fees Freq.	Annually
Gated Community	Yes

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