

\$1,300,777 - 1684 Rocky River, Canyon Lake

MLS® #572677

\$1,300,777

5 Bedroom, 4.00 Bathroom, 5,428 sqft
Residential on 0.26 Acres

Cadillac Canyon 1, Canyon Lake, Texas

Large Riverfront Home at Canyon Lake, Texas. Experience the ultimate riverfront lifestyle with this spacious home located directly on the Guadalupe River at Canyon Lake. Situated above the renowned "Horseshoe," this property offers breathtaking water views, unparalleled river access, and an unbeatable location for tubing, fishing, and outdoor enjoyment. Enjoy 90 feet of pristine Guadalupe River frontage, perfect for water activities and relaxation. Sitting on a generous 1/4-acre lot, this property provides both space and privacy in a highly sought-after location. Wake up to stunning river views and experience the peaceful beauty of nature from your own backyard. Situated above the famous "Horseshoe" on the Guadalupe River, offering direct access to one of the most popular tubing and recreation spots in Texas. This home is ideally located near Canyon Lake, providing easy access to local dining, shopping, and outdoor adventures. Whether you're looking for a full-time residence, a weekend getaway, or a lucrative short-term rental opportunity, this riverfront property is a rare find.

Don't miss this chance to own a piece of paradise on the Guadalupe River—where relaxation and recreation come together in perfect harmony!

Built in 2004

Essential Information



MLS® #	572677
Price	\$1,300,777
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	5,428
Acres	0.26
Year Built	2004
Type	Residential
Sub-Type	Single Family
Style	Split-Level, Other
Status	Active

Water Feature/View

View	River
Is Waterfront	Yes
Water Body	Guadalupe River

Community Information

Address	1684 Rocky River
Subdivision	Cadillac Canyon 1
City	Canyon Lake
County	Comal
State	Texas
Zip Code	78133

Amenities

Utilities	Electricity Available, High Speed Internet Available
Features	None
Parking Spaces	1

Interior

Interior	Concrete
Appliances	Dishwasher, Gas Cooktop, Built-In Oven
Heating	Central, Multiple Heating Units, Electric
Cooling	Central Air, Electric, ThreeOrMoreUnits
Fireplace	Yes
Fireplaces	Outside

Stories	Multi/Split
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Exterior

Exterior Features	Balcony
Lot Description	90 x 163
Roof	Metal
Construction	Masonry, Stone Veneer, Steel
Foundation	Slab

School Information

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

Additional Information

Date Listed	March 12th, 2025
Days on Website	214
Days on Market	162

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