\$1,777,000 - 1684 Rocky River, Canyon Lake

MLS® #572677

\$1,777,000

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 Riverâ€"where relaxation and recreation come together in perfect harmony!







Built in 2004

Essential Information

MLS® # 572677

Price \$1,777,000

5

Bedrooms

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 Other, Split-Level

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 Built-In Oven, Dishwasher, Gas Cooktop

Heating Central, Electric, Multiple Heating Units

Cooling Central Air, Electric, ThreeOrMoreUnits

Fireplace Yes

Fireplaces Outside

Stories Multi/Split

Exterior

Exterior Features Balcony
Lot Description 90 x 163
Roof Metal

Construction Masonry, Steel, Stone Veneer

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 235
Days on Market 203

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