

# \$957,500 - 717 Riviera Drive, Canyon Lake

MLS® #594985

## \$957,500

3 Bedroom, 3.00 Bathroom, 2,128 sqft  
Residential on 0.21 Acres

Canyon Lake Hills 4, Canyon Lake, Texas

Experience the ultimate in lake living with this stunning waterfront retreat, perfectly positioned in the heart of Canyon Lake. Offering access to Canyon Lake, the iconic Party Cove and breathtaking views, this home combines luxury, comfort, and pure Hill Country relaxation.

Enjoy over 1,000 sq. ft. of outdoor living space featuring upgraded TREX decking, sleek glass railings, and multiple decks designed for entertaining or unwinding by the water. Watch boats drift by, gather around the fire pit, or launch your kayak or paddleboard right from your backyard, this home is made for lake life. The lower level boasts a private primary suite with direct deck access and serene lake views. Upstairs, you'll find a bright open-concept kitchen, great room, and two guest bedrooms, each offering a private patio. With over \$150,000 in recent upgrades, this home is completely move-in ready and ideal as a full-time residence, weekend getaway, or high-performing short-term rental. Located just 2 miles from public boat ramps and only 30 minutes from New Braunfels and Spring Branch, you'll enjoy both convenience and tranquility. Fully furnished and STR-ready—all furnishings are negotiable.

Don't miss your chance to own one of Canyon Lake's best values—where luxury, lakefront access, and unforgettable views come together beautifully. Schedule your private showing today! SRT allowed.



Built in 2005

## Essential Information

MLS® #	594985
Price	\$957,500
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,128
Acres	0.21
Year Built	2005
Type	Residential
Sub-Type	Single Family
Style	Hill Country
Status	Active

## Water Feature/View

View	Water
Is Waterfront	Yes
Water Body	Canyon Lake

## Community Information

Address	717 Riviera Drive
Subdivision	Canyon Lake Hills 4
City	Canyon Lake
County	Comal
State	Texas
Zip Code	78133

## Amenities

Utilities	Electricity Available, Cable Available, Fiber Optic Available, High Speed Internet Available, Phone Available, Trash Collection Private
Features	Community Pool, Tennis Court(s)
Parking Spaces	2
# of Garages	1

## Interior

Interior	Carpet, Ceramic Tile, Slate, Wood
Appliances	Dishwasher, Microwave, Refrigerator, Built-In Oven, Disposal, Electric Range, Ice Maker, Oven, Plumbed For Ice Maker, Range, Separate Ice

	Machine, Some Electric Appliances
Heating	Central, Heat Pump
Cooling	Central Air, Heat Pump, OneUnit
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Primary Bedroom
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Porch, Balcony, Covered Patio, Deck, Enclosed Porch
Windows	Double Pane Windows, Window Treatments
Roof	Composition, Shingle
Construction	HardiPlank Type, Masonry, Stone Veneer
Foundation	Slab, Pillar/Post/Pier

## School Information

District	Comal ISD
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## Additional Information

Date Listed	October 10th, 2025
Days on Website	2
HOA Fees	24
HOA Fees Freq.	Annually

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