

\$1,199,000 - 174 Edge Hill Dr, Canyon Lake

MLS® #9520077

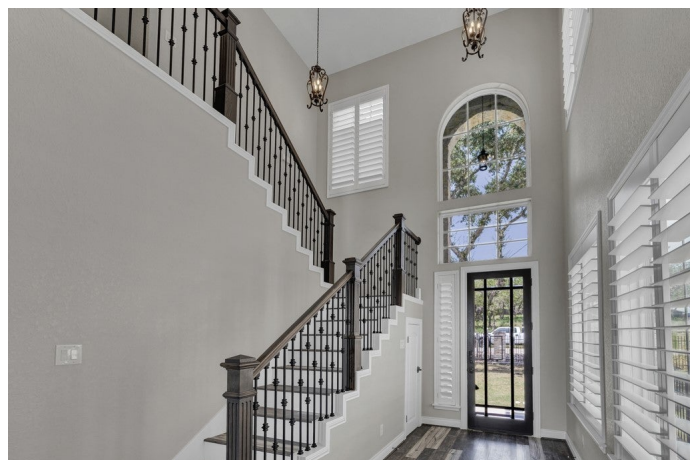
\$1,199,000

3 Bedroom, 3.00 Bathroom, 2,433 sqft

Residential on 0.19 Acres

Canyon Lake Hills 6, Canyon Lake, TX

Welcome to your dream waterfront retreat located on the infamous street "Edge Hill", where breathtaking lake views and private shoreline access create the ultimate serene escape. This immaculate home combines luxury and comfort, with meticulous attention to detail and high-end finishes throughout. Plantation shutters grace every window, adding timeless elegance and enhancing natural light in every room. The heart of the home is the open-concept living area featuring a cozy gas fireplace that flows seamlessly into the kitchen and dining room-perfect for entertaining. The spacious kitchen boasts a large island, sleek stainless steel appliances, and a never-before-used range with an optional gas hookup for the aspiring chef. The luxurious primary suite offers a peaceful haven, complete with a spa-like bathroom featuring a jetted tub, a separate shower, and a large walk-in closet with convenient access to the laundry room. Upstairs, enjoy relaxing mornings or peaceful evenings on the expansive balcony, where lake views await. Outdoors, the fully fenced property is secured with elegant wrought iron fencing and a gated front entrance. The backyard is a true oasis with a covered patio, lush grass area, and a firepit overlooking the lake-ideal for entertaining or quiet reflection. A private gate at the bottom of the yard provides direct access to the lake, perfect for launching a kayak or enjoying the water's edge. Additional highlights include a spacious two-car garage,



an owned water softener, and a comprehensive maintenance record that reflects the care invested in this exceptional property. Whether you're looking for a weekend getaway or a forever home, this lakeside gem offers an unparalleled blend of comfort, style, and natural beauty.

Built in 2017

Essential Information

MLS® #	9520077
Price	\$1,199,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,433
Acres	0.19
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	Hills,Water,Canyon Lake
Is Waterfront	Yes
Water Body	Canyon Lake

Community Information

Address	174 Edge Hill Dr
Area	CM
Subdivision	Canyon Lake Hills 6
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Utilities	Electricity Connected, Propane, Phone Available, Water Connected
Features	Clubhouse, Lake, Playground, Pool, Sport Court(s)
Parking	Attached, Concrete, Driveway, Garage
# of Garages	2
Garages	Garage Door Opener

Interior

Interior	Carpet, Laminate
Appliances	Built-In Oven, Cooktop, Dryer, Dishwasher, Electric Cooktop, Microwave, Oven, Refrigerator, Water Softener Owned, Washer
Heating	Central, Fireplace(s)
# of Fireplaces	1
Fireplaces	Family Room, Propane
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Exterior Steps
Lot Description	Landscaped, Views
Roof	Metal
Construction	Stone Veneer
Foundation	Slab

School Information

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

Additional Information

Date Listed	May 29th, 2025
Days on Website	149
Days on Market	21
HOA Fees	24
HOA Fees Freq.	Annually

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