

# \$1,495,000 - 1472 Kings Cove Dr, Canyon Lake

MLS® #9866223

**\$1,495,000**

3 Bedroom, 3.00 Bathroom, 4,647 sqft

Residential on 1.39 Acres

Kings Cove 1, Canyon Lake, TX

Welcome to Kings Cove on Canyon Lake, a private gated community of luxury lake homes. This water-front estate is the perfect place for large gatherings, pool parties, and cozy winter evenings. With views from every back window - the sunsets in the photos are real!,- the heart of the home is the open den, kitchen, and breakfast area, overlooking the lake and pool. The stacked stone fireplace is a focal point of the space. Stainless steel appliances, a breakfast bar, extensive cabinetry in both the kitchen and the breakfast area, and a spacious pantry all make this area perfect for any meal. Host holidays or curl up with a great book in the formal living and dining areas - or use one as an office. Down a private hallway is the primary bedroom; the spacious primary bathroom has a soaking tub, walk in travertine shower, separate vanities, with extensive counter space, and a walk-in closet. The primary bookcase is a secret door to a safe room/locked storage. The secondary bedrooms are perfect for guests and one can easily be transitioned into bunk room. Upstairs, the oversized game room with pool table, bar, media room with theatre seating, and the upper patio make great places for family events and parties. Venture outside to the negative-edge pool, with swim up bar and tanning ledge, plenty of room for dining al fresco, and a gated yard for play and pets. The beautiful front yard is low maintenance with xeriscaping. Park a boat in the oversized garage. Two miles to Cranes Mill Marina,



where you can launch your boat or sign up for a boating membership- all of the fun and none of the maintenance. Come see what luxury lake life is all about!

Built in 2013

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 9866223                 |
| Price          | \$1,495,000             |
| Bedrooms       | 3                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 2                       |
| Half Baths     | 1                       |
| Square Footage | 4,647                   |
| Acres          | 1.39                    |
| Year Built     | 2013                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Active                  |
| Has Pool       | Yes                     |

**Water Feature/View**

|               |                                               |
|---------------|-----------------------------------------------|
| View          | Hills,Lake,Marina,Panoramic,Water,Canyon Lake |
| Is Waterfront | Yes                                           |
| Water Body    | Canyon Lake                                   |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 1472 Kings Cove Dr |
| Area        | CM                 |
| Subdivision | Kings Cove 1       |
| City        | Canyon Lake        |
| County      | Comal              |
| State       | TX                 |
| Zip Code    | 78133              |

**Amenities**

|           |                                                                                                                  |
|-----------|------------------------------------------------------------------------------------------------------------------|
| Utilities | Electricity Connected, Sewer Connected, Underground Utilities, Water Connected, Natural Gas Not Available, Other |
|-----------|------------------------------------------------------------------------------------------------------------------|

|              |                                                                                                                        |
|--------------|------------------------------------------------------------------------------------------------------------------------|
| Features     | Gated                                                                                                                  |
| Parking      | Driveway, Garage Faces Front, Garage, Inside Entrance, Kitchen Level, Attached Carport, Door-Multi, Off Street, Tandem |
| # of Garages | 3                                                                                                                      |
| Garages      | Garage Door Opener                                                                                                     |

## Interior

|                 |                                                                                                                                                                                                                                             |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior        | Carpet, Tile, Wood                                                                                                                                                                                                                          |
| Appliances      | Built-In Electric Oven, Dishwasher, Electric Water Heater, Disposal, Microwave, Plumbed For Ice Maker, Refrigerator, Self Cleaning Oven, Stainless Steel Appliance(s), Vented Exhaust Fan, Wine Cooler, Wine Refrigerator, Electric Cooktop |
| Heating         | Central, Electric, Fireplace(s), Heat Pump, Zoned                                                                                                                                                                                           |
| # of Fireplaces | 2                                                                                                                                                                                                                                           |
| Fireplaces      | Family Room, Primary Bedroom                                                                                                                                                                                                                |
| Stories         | One and One Half                                                                                                                                                                                                                            |

## Exterior

|                   |                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Lighting, Rain Gutters, Exterior Steps                                                                                                                                         |
| Lot Description   | Back Yard, Cul-De-Sac, Front Yard, Sprinklers In Rear, Sprinklers In Front, Landscaped, Few Trees, Views, Xeriscape, Gentle Sloping, Interior Lot, Pie Shaped Lot, Steep Slope |
| Roof              | Metal                                                                                                                                                                          |
| Construction      | Masonry, Stucco, Spray Foam Insulation                                                                                                                                         |
| Foundation        | Slab                                                                                                                                                                           |

## School Information

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

## Additional Information

|                 |                 |
|-----------------|-----------------|
| Date Listed     | April 4th, 2025 |
| Days on Website | 178             |
| Days on Market  | 88              |
| HOA Fees        | 300             |
| HOA Fees Freq.  | Annually        |
| Gated Community | Yes             |

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