

\$1,499,000 - 1105 Marine Circle, Canyon Lake

MLS® #001105

\$1,499,000

4 Bedroom, 3 Bathroom, 2,807 sqft

Residential on 1.4 Acres

Canyon Lake Island, Canyon Lake, Texas

Spectacular property situated on just under an acre and a half, sprawling with mature trees and backing up to the shores of Canyon Lake. Enjoy stunning Eastern views from the covered back patio, complete with dual ceiling fans offering a cool breeze and a built-in kitchen that is equipped with a propane gas grill, sink, under counter fridge, trash & storage as well as a "Big Green Egg" Smoker. From within the home you can enjoy uninterrupted Canyon Lake views thanks to the open layout and expansive windows throughout. The stone masonry fireplace tucked in the corner of the living room is complete with a protective screen & wood mantle and stretches upwards towards the vaulted, beamed ceiling that makes the space feel open & airy. Flowing into the gourmet kitchen you will notice that the custom cabinetry pairs beautifully with the butcher block countertops and grants ample counterspace and storage along with the walk-in pantry. The bar seating offered at the granite counter topped center island adds extra seating to the adjoined dining space that has amazing lake views and access to the back patio. Completing the main level is the Owner's suite, also featuring private outdoor access to the back patio and stunning lake views as well as an attached en suite that has a dual granite vanity, walk-in closet and walk-in shower with a tiled bench and dual shower heads. Before heading upstairs you'll pass the laundry room which offers



ample storage and counterpace as well as access to the garage and outdoors. On the secondary level you will find the three remaining bedrooms, all complete with a generous walk-in closet, as well as a family area that features built-in bunk beds. From here you can depart to the covered balcony, equipped with ceiling fan and offering elevated views of Canyon Lake! Spend the summer swimming at the lakes shore or around the stone masonry fire pit thatâ€™s situated near the in-ground swimming pool and attached spa! The fun is endless!

Built in 2016

Essential Information

MLS® #	001105
Price	\$1,499,000
Bedrooms	4
Bathrooms	3
Half Baths	1
Square Footage	2807
Acres	1.40
Year Built	2016
Type	Residential
Status	Sold

Community Information

Address	1105 Marine Circle
Subdivision	Canyon Lake Island
City	Canyon Lake
State	Texas
Zip Code	78133

Amenities

Features	Dishwasher, Family Room, Fireplace, Living Room, Swimming Pool
# of Garages	2
Waterfront Type	Canyon Lake
Waterfront Footage	228

Water Feature/ViewCanyon Lake

Interior

Stories2

Exterior

Lot Description1.4

Lot Size1

School Information

District	Comal ISD
Elementary	Rebecca Creek Elementary
Middle	Mt. Valley Middle
High	Canyon Lake High

Additional Information

Short Term Rental Allowedno