

\$1,949,000 - 1140 Mission Way, Canyon Lake

MLS® #1140

\$1,949,000

4 Bedroom, 4 Bathroom, 4,301 sqft

Residential on 2.08 Acres

Cordova Bend, Canyon Lake, Texas

Stunningly beautiful views from this gorgeous custom Hill Country home on 163rd of Canyon Lake waterfrontage tucked away in the private gated community of Cordova Bend. Behind the home, beneath the spa-like rear patios, a concrete walkway provides direct access to Canyon Lake. Admire the beautiful panoramic scenery of the hills and the sound of the water as it hits the limestone shore. Morning or night, rain or shine, the views are equally breathtaking in this special piece of the Hill Country and no two days are alike! Every inch of the home was curated to highlight the beauty of the lake, like the natural cedar rafters, the hickory wood flooring and cabinetry, and the oversized picture windows that lets the natural light shine through. High-end finishes like the granite countertops, travertine flooring, and custom cathedral ceiling finishes compliments the design perfectly. Spend more time enjoying the home and less time on maintenance with the sophisticated full home automation system that automates security cameras, thermostats, irrigation, the pool, and the decorative pond in the front of the home! Enjoy your choice of background music amplified inside and out with the built-in sound system and enjoy a full energy efficiency package with 15.27KW Solar panels, spray foam insulation, 16 SEER heat pumps, tankless propane water heaters, and more. The prior 12 months of electric bills averaged \$100 per month. Entertain with ease with two guest suites on the west side of the



house and the privacy of the owner's wing on the east side. Free time can be spent in the home theater or the hobby room! When the sun goes down make your way to the main patio area, which overlooks the 16,000-gallon heated in-ground pool and circle spa finished with blue granite and upgraded to include a Jandy blower and Paramount Parajets. Light the warm and inviting stone fireplace and set the mood lights while you prepare a delicious meal with the DCS grill and rotisserie in the summer kitchen. Head down to the lower patio to end the night. Here guests can gather around the Zentro fire pit or enjoy a game out on the bocce ball court. The oversized 3 car garage and motor court provide plenty of parking and are coated with PennTek polyurea full chip coating for durability for years to come. Must see to experience this one-of-a-kind private Canyon Lake property for yourself!

Built in 2014

Essential Information

MLS® #	1140
Price	\$1,949,000
Bedrooms	4
Bathrooms	4
Half Baths	1
Square Footage	4301
Acres	2.08
Year Built	2014
Type	Residential
Status	Sold

Community Information

Address	1140 Mission Way
Subdivision	Cordova Bend
City	Canyon Lake
State	Texas

Zip Code 78133

Amenities

Features Dishwasher, Family Room, Fenced Yard, Fireplace, Hardwood Floors, Hot Tub, Microwave, Sun Room, Swimming Pool, Lakefront, Riverfront, Waterfront

of Garages 3

Waterfront Type Canyon Lake, Guadalupe River

Waterfront Footage163

Water Feature/ViewCanyon Lake, Guadalupe River

Interior

Stories 2

Exterior

Lot Description 2.080

Lot Size 2

School Information

District Comal ISD

Elementary Bill Brown Elementary

Middle Smithson Valley

High Smithson Valley

Additional Information

Short Term Rental Allowed no