

\$1,499,900 - 1164 Lakebreeze Dr. , Canyon Lake

MLS® #0001164

\$1,499,900

4 Bedroom, 2 Bathroom, 3,152 sqft

Residential on 0.37 Acres

Canyon Lake Hills, Canyon Lake, Texas

Welcome to your ultimate lakeside paradise at Canyon Lake, where every day feels like a vacation! Dive into the epitome of waterfront living with 196 feet of shoreline inviting you to indulge in endless lake adventures around the clock! Despite Canyon Lake's low levels, the fun isn't taking a rain check. The lake's still boat-ready, and you're just 1.7 miles away from the nearest public boat ramp – let the good times float on! Picture yourself gathered around the crackling firepit under a starry sky, roasting marshmallows and sharing stories with friends and family while the gentle lapping of the waves serenades you. Step onto the oversized covered patio, where the party truly begins! With an extended deck and a charming pergola, this space is tailor-made for hosting epic BBQs and lakeside soirees. Feel the breeze off the water as you sip your favorite beverage and admire the breathtaking views stretching out before you. And when the urge strikes, practice your putting skills on your very own personal green, surrounded by lush turf grass and towering trees that whisper secrets of the lake. But the fun doesn't stop outside! Inside, this home is bursting with personality and charm. Imagine lounging in the living room, where the stone masonry fireplace beckons you to gather around and share laughter and memories. Need a break from all the fun? Slip into the office through the French doors for a little quiet time, or simply marvel at the lake views that seem to follow you everywhere you go. Now, let's talk about



the heart of the home – the kitchen! With its large center island, dual built-in ovens, and walk-in pantry, whipping up a gourmet meal has never been easier. And when it's time to unwind, take a seat at the wet bar where the vibe is effortlessly laid-back, and the lake views are unbeatable. Picture this: the shimmering water stretching out before you as you effortlessly whip up your favorite drinks with a relaxed flair. Or retreat to the owner's suite, where you can sink into serenity with private outdoor access to the back deck and uninterrupted lake views. Ah, bliss! With secondary bedrooms boasting walk-in closets and stunning lake views, you'll find comfort and serenity at every turn. Additionally, the guest bedroom offers private access and a studio-style living area, providing a cozy retreat for visitors seeking their own slice of lakeside paradise. Plus, with a public boat ramp just 1.7 miles away, you're never far from endless adventures on the water! Don't let this slice of lakeside paradise slip away – come live the lake life and make memories that will last a lifetime at Canyon Lake!

Built in 2002

Essential Information

MLS® #	0001164
Price	\$1,499,900
Bedrooms	4
Bathrooms	2
Half Baths	1
Square Footage	3152
Acres	0.37
Year Built	2002
Type	Residential
Status	Sold

Community Information

Address	1164 Lakebreeze Dr.
Subdivision	Canyon Lake Hills
City	Canyon Lake
State	Texas
Zip Code	78133

Amenities

Features	Dishwasher, Fenced Yard, Fireplace, Living Room, Lakefront, Waterfront
# of Garages	2
Waterfront Type	Canyon Lake
Waterfront Footage	196
Water Feature/View	Canyon Lake

Interior

Stories	1
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Exterior

Lot Description	0.37
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School Information

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

Additional Information

Short Term Rental Allowed	yes
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