

\$1,399,900 - 457 Riviera Drive, Canyon Lake

MLS® #0457

\$1,399,900

5 Bedroom, 3 Bathroom, 3,337 sqft

Residential on 0.287 Acres

Canyon Lake Hills, Canyon Lake, Texas

Designed to encompass the views that Canyon Lake has to offer, youâ€™ll find yourself ready for a day at the lake in this custom built Canyon Lake home. Take your ATV down the path to the water, along the way youâ€™ll see the landscaped terraced backyard with solar lighting, mature trees, and balconies galore! Once inside the main level, youâ€™re greeted with a 28 ft tall ceiling in the foyer. The main level offers lake views, an office that can be used as an additional bedroom, family room, a second Ownerâ€™s Suite, an additional bedroom, a full bath and the laundry room. Head upstairs and youâ€™re greeted with the open concept kitchen, dining, and living room. In the dining and living room you canâ€™t miss the wall of windows and the oversized sliding glass door giving 90 degree lake and hill country views from anywhere youâ€™re standing! The spacious living room incorporates a wood burning stone fireplace. The kitchen includes a center island, granite countertops, custom cabinets, and GE Profile stainless steel appliances, including a 6 burner cooktop, built in double convention ovens, built in microwave, and dishwasher. Just off the living room is the Owners Suite offering private balcony access, walk in closet and full bath with a walk in shower, jetted tub, double vanity with granite counters, and travertine floors. Head downstairs to the lower level to the flex room. This room offers a private space with access to the covered porch, a full bathroom,



and a walk in closet. Outside on the patio is a storage room with over 700 sq ft of space. This area has potential multiple uses; the HVAC ducting, electrical and plumbing are accessible, if you choose to finish out the space. Back outside, the gradual slope and flagstone pathways on this lot make it an easy walk down to the waters edge where you can soak up the sun or catch a sky full of stars!

Built in 2008

Essential Information

MLS® #	0457
Price	\$1,399,900
Bedrooms	5
Bathrooms	3
Half Baths	2
Square Footage	3337
Acres	0.29
Year Built	2008
Type	Residential
Status	Sold

Community Information

Address	457 Riviera Drive
Subdivision	Canyon Lake Hills
City	Canyon Lake
State	Texas
Zip Code	78133

Amenities

Features	Basement, Dishwasher, Family Room, Fireplace, Hardwood Floors, Living Room, Microwave, Lakefront, Waterfront
# of Garages	2
Waterfront Type	Lakefront
Waterfront Footage	50
Water Feature/View	Lakefront

Interior

Stories 3

Exterior

Lot Description 0.287

School Information

District	Comal
Elementary	Startzville
Middle	Mountain Valley
High	Canyon Lake