

\$649,900 - 627 Live Falls, Canyon Lake

MLS® #00627

\$649,900

5 Bedroom, 4 Bathroom, 2,242 sqft

Residential on 0.265 Acres

Horseshoe Falls Estates , Canyon Lake, Texas

Spectacular home situated just a two-minute walk away from the picturesque Horseshoe Falls River Park on the Guadalupe River. This prime location offers you the opportunity to embrace the tranquility of nature with its community waterfront park, featuring inviting walking trails and covered picnic areas, all just a leisurely stroll from your doorstep. All the benefits of river living for a fraction of the price. The outdoor area of this residence showcases a multitude of amenities crafted to elevate your alfresco lifestyle. A magnificent in-ground pool with a captivating waterfall feature beckons for sun-soaked summer enjoyment. Revel in the expansive open patio, thoughtfully equipped with sound wiring, creating the perfect setting for entertaining friends and family, or relaxing in your own oasis. Stepping inside, you'll be immediately struck by the impeccable interior. The kitchen is a chef's dream featuring granite countertops complemented by a slate tile backsplash. Easily whip together tasteful meals as you are equipped with a suite of modern appliances to include a versatile range with a dual oven. The adjoining dining area is enhanced by an expansive window allowing natural light to flow in. Opening into the living room you have a welcoming space with skylights, an expansive window, and wiring for sound, creating a perfect environment for relaxation and entertainment. The owner's suite, located on the main level, offers private outdoor access to the backyard oasis. It is



complete with an en suite bathroom featuring tile countertops, cabinet storage, and a walk-in shower with dual showerheads. Additionally, this property includes a detached garage apartment with private access, offering a studio-style layout with one bedroom. The apartment features slate tile flooring, central AC, a kitchen with an efficiency range, and attic storage access. The full bath boasts a walk-in shower and a single vanity. This stunning home is where an ideal location meets an array of enticing features, both inside and out. This property embodies the perfect blend of comfort, style, and convenience, making it a true gem in the heart of a vibrant community that offers Guadalupe River enhanced Lifestyle. The main home is a 4/3 with 1,966 sqft. while the garage apartment is a studio style 1/1 with 276 sqft.

Built in 2007

Essential Information

MLS® #	00627
Price	\$649,900
Bedrooms	5
Bathrooms	4
Square Footage	2242
Acres	0.27
Year Built	2007
Type	Residential
Status	Sold

Community Information

Address	627 Live Falls
Subdivision	Horseshoe Falls Estates
City	Canyon Lake
State	Texas
Zip Code	78133

Amenities

Features	Dishwasher, Fenced Yard, Living Room, Microwave, Swimming Pool
# of Garages	2

Interior

Stories	2
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Exterior

Lot Description	0.265
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School Information

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

Additional Information

Short Term Rental Allowed	no
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