

\$799,900 - 688 Live Falls, Canyon Lake

MLS® #00688

\$799,900

3 Bedroom, 3 Bathroom, 2,056 sqft

Residential on 0.23 Acres

Horseshoe Falls Estates , Canyon Lake, Texas

This stunning property boasts an array of impressive features both inside and out, combining a luxury lifestyle with serene surroundings. The summer fun is endless as this property includes an in-ground swimming pool with a splash pad complete with a fountain feature. Sit beneath the covered patio to get out of the Texas sun and enjoy a cool breeze offered by the ceiling fan. Through the sliding glass doors, step inside and experience the elegance of porcelain tile flooring, recessed lights, and a large industrial style ceiling fan in the living room. This space is open to the dining and kitchen area which is a chef's dream as it features matching Samsung appliances throughout and an expansive granite waterfall island granting additional seating for guests. You'll find ample storage within the custom cabinetry and walk-in pantry that is complete with shelving. Across the hall is a functional laundry room that features counterspace paired with a sink and cabinetry storage. Along with on secondary bedroom that features a spacious closet, the owner's suite is a true sanctuary, complete with an office nook featuring a built-in desk and cabinetry creating a functional work at home space. The en suite has a dual granite vanity and a walk-in tile shower featuring a dual bench. You also have adequate space in the walk-in closet that has shelving and hanging racks. But that's not all - this property also includes a detached, guest



house with a studio-style layout that is complete with spacious a living room where you will find a murphy bed to maximize the space and large walk-on closet for clothing & storage. Along with the full bathroom that has a singe vanity and walk-in shower, this space is complete with a full-service kitchen to include a cooking range, microwave, expansive countertops, and cabinetry pantry. And the cherry on top? This property is just one block away from the Horseshoe Falls River Park, allowing for easy access to all of the outdoor recreation and natural beauty that Guadalupe River has to offer. Main Home is a 2/2 with 1,606 sqft. while the Guest house is a studio style 1/1 with 450 sqft.

Built in 2022

Essential Information

MLS® #	00688
Price	\$799,900
Bedrooms	3
Bathrooms	3
Square Footage	2056
Acres	0.23
Year Built	2022
Type	Residential
Status	Sold

Community Information

Address	688 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	4

Interior

Stories 1

Exterior

Lot Description 0.23

School Information

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

Additional Information

Short Term Rental Allowed no