

# \$775,000 - 450 Stagecoach Dr, Canyon Lake

MLS® #1708887

## \$775,000

3 Bedroom, 3.00 Bathroom, 1,976 sqft  
Residential on 0.52 Acres

CANYON LAKE HILLS, Canyon Lake, TX

Canyon Lake Oasis with Stunning Lake View! Immerse yourself in the lake lifestyle. Whether you're seeking a full-time residence or a great retreat, you'll love this 3/2.5 home on over 1/2 acre. Inside, you'll be captivated by the shimmering water view & abundance of natural light the large windows offer in the open-plan great room with island kitchen w/stainless appliances, granite counters & bar seating, and a spacious dining area w/bay window & room for buffet or hutch. Step out to the expansive 200 sf deck, accessible from the main level great room & the primary suite. Overhead, another 100sf deck offers shade & is accessible from the upper-level hall & 1 of the 2 guest bedrooms which share access to the guest bathroom w/dbl vanity & tub/shower combo. Primary bath also features a dbl vanity, shower, separate tub & tons of storage. In fact, there's storage galore in this home and underneath. A dbl gate allows easy access to the fenced side and rear yard, where a parking/storage area under the house awaits, ideal for yard equipment or your beloved boat. Green thumbs will delight in the large greenhouse & all will enjoy the tranquil water fountain. Call today to schedule a showing.

Built in 1990

## Essential Information

MLS® #	1708887
Price	\$775,000



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,976
Acres	0.52
Year Built	1990
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Traditional
Status	Active

### Community Information

Address	450 Stagecoach Dr
Area	2603
Subdivision	CANYON LAKE HILLS
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

### Amenities

Amenities	Pool, Tennis, Clubhouse, Park/Playground, BBQ/Grill
Parking	None/Not Applicable
Pool	None

### Interior

Interior	One Living Area, Two Eating Areas, Island Kitchen, Breakfast Bar, Utility Room Inside, High Ceilings, Open Floor Plan, Laundry Main Level, Attic - Access only
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Disposal, Dishwasher, Electric Water Heater, Smooth Cooktop, Solid Counter Tops
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	2.0
Stories	2

### Exterior

Exterior	Wood, Siding
Exterior Features	Deck/Balcony, Mature Trees, Wire Fence, Other - See Remarks
Lot Description	Water View, 1/4 - 1/2 Acre, 1/2-1 Acre
Roof	Composition
Construction	Pre-Owned
Foundation	Other

### **School Information**

District	Comal
Elementary	STARTZVILLE
Middle	Mountain Valley
High	Canyon Lake

### **Additional Information**

Date Listed	August 4th, 2023
Days on Market	281
HOA Fees	100.00
HOA Fees Freq.	Annually

### **Listing Details**

Listing Office	Fore Premier Properties
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