

\$465,900 - 1557 Blueridge Dr, Canyon Lake

MLS® #1708929

\$465,900

3 Bedroom, 2.00 Bathroom, 1,456 sqft
Residential on 0.37 Acres

CANYON LAKE HILLS, Canyon Lake, TX

Life is Better when you are living by the lake!
This NEW BUILD is your next relaxing and calming forever home, vacation home or income producing rental.. and it's ready to go!
The home is in a highly desirable neighborhood that offers a pool, park, basketball courts and tennis courts right around the corner! Also close access to TWO public boat ramps! With a rare and exceptionally large outdoor space, a lot size of .3698 acres, there is plenty of room for RV parking, water toys, boats and even a future pool or large storage shed! This home offers a lengthy driveway leading to a fully insulated 2 car garage. Inside you will find an open concept living with multiple windows that allow plenty of natural light. Beautiful french doors open to a back porch to watch the gorgeous Canyon Lake sunsets and view the deer and wildlife. Relax in your bright and spacious master bedroom with his and hers closets. Home includes all new stainless steel appliances, including a refrigerator and washer and dryer - all energy efficient. The coveted conventional septic system as well as water softener are hard to come by in a new home like this! Serene Lake life is a welcome respite from the hustle and bustle of the city. Welcome home! Ask about Buyer Closing Cost contribution when using Preferred Lender.

Built in 2023

Essential Information



MLS® #	1708929
Price	\$465,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,456
Acres	0.37
Year Built	2023
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Traditional, Texas Hill Country
Status	Active

Community Information

Address	1557 Blueridge Dr
Area	2603
Subdivision	CANYON LAKE HILLS
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	Waterfront Access, Pool, Tennis, Clubhouse, Park/Playground, Sports Court, BBQ/Grill, Basketball Court, Boat Ramp
Parking	Two Car Garage, Oversized
View	Canyon Lake
Pool	None

Interior

Interior	One Living Area, Liv/Din Combo, Eat-In Kitchen, Breakfast Bar, Utility Room Inside, High Ceilings, Open Floor Plan, Pull Down Storage, High Speed Internet, Walk in Closets, Attic - Floored
Appliances	Ceiling Fans, Washer, Dryer, Cook Top, Built-In Oven, Microwave Oven, Stove/Range, Refrigerator, Dishwasher, Ice Maker Connection, Vent Fan, Smoke Alarm, Electric Water Heater, Solid Counter Tops, Private Garbage Service
Heating	Central
Cooling	One Central

Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	Stone/Rock, Siding, Cement Fiber
Exterior Features	Patio Slab, Double Pane Windows
Lot Description	County Vlew, 1/4 - 1/2 Acre, Level, Canyon Lake
Roof	Composition
Construction	New
Foundation	Slab

School Information

District	Comal
Elementary	STARTZVILLE
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	August 4th, 2023
Days on Market	283
HOA Fees	0.00
HOA Fees Freq.	Annually

Listing Details

Listing Office	BHHS Don Johnson, REALTORS
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