

\$1,777,000 - 1684 Rocky River, Canyon Lake

MLS® #1846424

\$1,777,000

5 Bedroom, 4.00 Bathroom, 5,428 sqft
Residential on 0.26 Acres

CADILLAC CANYON, Canyon Lake, TX

Large Riverfront Home at Canyon Lake, Texas. Experience the ultimate riverfront lifestyle with this spacious home located directly on the Guadalupe River at Canyon Lake. Situated above the renowned "Horseshoe," this property offers breathtaking water views, unparalleled river access, and an unbeatable location for tubing, fishing, and outdoor enjoyment. Enjoy 90 feet of pristine Guadalupe River frontage, perfect for water activities and relaxation. Sitting on a generous 1/4-acre lot, this property provides both space and privacy in a highly sought-after location. Wake up to stunning river views and experience the peaceful beauty of nature from your own backyard. Situated above the famous "Horseshoe" on the Guadalupe River, offering direct access to one of the most popular tubing and recreation spots in Texas. This home is ideally located near Canyon Lake, providing easy access to local dining, shopping, and outdoor adventures. Whether you're looking for a full-time residence, a weekend getaway, or a lucrative short-term rental opportunity, this riverfront property is a rare find. Don't miss this chance to own a piece of paradise on the Guadalupe River-where relaxation and recreation come together in perfect harmony!

Built in 2004

Essential Information



MLS® #	1846424
Price	\$1,777,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	5,428
Acres	0.26
Year Built	2004
Type	Residential
Sub-Type	Single Family Detached
Style	Split Level
Status	Price Change

Community Information

Address	1684 Rocky River
Area	2609
Subdivision	CADILLAC CANYON
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	Waterfront Access
Parking	None/Not Applicable
View	Guadalupe River
Is Waterfront	Yes
Pool	None

Interior

Interior	Two Living Area, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Study/Library, Utility Room Inside, All Bedrooms Upstairs, High Ceilings, Open Floor Plan, High Speed Internet
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Stove/Range, Gas Cooking, Refrigerator, Dishwasher
Heating	Central
Cooling	Three+ Central
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Stone/Rock/Brick
# of Stories	2.0
Stories	2+

Exterior

Exterior	Stone/Rock, Other, Steel Frame
Lot Description	County Vlew, 1/4 - 1/2 Acre, Mature Trees (ext feat), Level, Guadalupe River, Improved Water Front, Riverfront, On Waterfront
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Mountain Valley
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	March 3rd, 2025
Days on Market	211
HOA Fees	0.00

Listing Details

Listing Agent	James Crisp
Listing Office	BHHS Don Johnson Realtors - CL

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