

\$957,500 - 717 Riviera, Canyon Lake

MLS® #1918582

\$957,500

3 Bedroom, 3.00 Bathroom, 2,128 sqft
Residential on 0.21 Acres

CANYON LAKE HILLS, Canyon Lake, TX

CANYON LAKE ACCESS AND VIEWS

Discover the art of lake living with this extraordinary waterfront retreat, gracefully nestled in the heart of Canyon Lake. Designed to capture the essence of Hill Country elegance, this home offers an unmatched blend of sophistication, serenity, and breathtaking natural beauty. Step outside to more than 1,000 sq. ft. of elevated outdoor living space, where upgraded TREX decking, sleek glass railings, and multiple entertainment decks invite you to relax and take in the shimmering lake views. Watch boats drift by at sunset, gather with friends around the fire pit, or launch your kayak or paddleboard, every moment here feels like a private escape.

The lower level reveals a tranquil primary suite, with its own private deck with serene lake vistas, creating the perfect retreat after a day on the water. Upstairs, an open-concept great room and chef-inspired kitchen flow seamlessly together, framed by walls of windows that bathe the home in natural light. Two guest bedrooms, each with a private patio, offer the perfect balance of comfort and privacy. Thoughtfully updated with over \$150,000 in recent enhancements, this home is truly turnkey, ideal as a luxurious full-time residence, a sophisticated weekend retreat, or a high-performing short-term rental. Located just 2 miles from public boat ramps and only 30 minutes from New Braunfels and Spring Branch, this home combines convenience with tranquility. Offered fully furnished and



STR-ready, with all furnishings negotiable.
Experience one of Canyon Lake's most
captivating waterfront properties, where
timeless luxury, effortless living, and
unforgettable views come together in perfect
harmony. Owner Financing Available.

Built in 2005

Essential Information

MLS® #	1918582
Price	\$957,500
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,128
Acres	0.21
Year Built	2005
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Texas Hill Country
Status	New

Community Information

Address	717 Riviera
Area	2603
Subdivision	CANYON LAKE HILLS
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	Waterfront Access, Clubhouse, Park/Playground, Sports Court, Boat Ramp
Parking	One Car Garage
View	Canyon Lake
Is Waterfront	Yes
Pool	Hot Tub

Interior

Interior	One Living Area, Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Utility Room Inside, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Walk in Closets
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Smooth Cooktop, Custom Cabinets, Private Garbage Service
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Two, Living Room, Master Bedroom
# of Stories	2.0
Stories	2

Exterior

Exterior	4 Sides Masonry, Stone/Rock, Cement Fiber, Rock/Stone Veneer
Exterior Features	Deck/Balcony, Mature Trees
Lot Description	Lakefront, On Waterfront, Water View, Wooded, Mature Trees (ext feat), Secluded, Sloping, Canyon Lake, Water Access
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Mountain Valley
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	October 10th, 2025
Days on Market	18
HOA Fees	100.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Elizabeth Vigil-gafford
---------------	-------------------------

Listing Office

Fathom Realty

The data relating to real estate on this web site comes in part from the Internet Data Exchange program of LERA MLS®, and is updated as of October 28th, 2025 at 9:36pm CDT (date/time). IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.