

\$303,900 - 2246 Candlelight Drive, Canyon Lake

MLS® #434562

\$303,900

3 Bedroom, 2.00 Bathroom, 1,407 sqft
Residential on 0.18 Acres

Canyon Lake Hills 1, Canyon Lake, Texas

New construction home site that is available for inspection. Texas Hill Country Construction Custom Builder with completion date 10 September. The kitchen is a KITCHEN/DINNING ROOM with pantry and breakfast bar. A traditional home with 3 bedrooms and 2 baths. Master bedroom with walk-in closet. Master bath tub/shower tiled up to 7ft & 2nd bathroom with walk in shower. Tile flooring through out. Open floor plan. Kitchen includes granite countertops, paintable custom cabinets, breakfast bar, dishwasher, microwave, range and pantry. High ceilings, doorways wheelchair access, double pane windows, plumbed connection for water softener and ice maker. Led lighting in living room, kitchen & master bedroom. Energy efficient appliances. Large garage area for storage and shop. POA Membership Park & Pool w/covered pavilion & in-ground swimming pool.9 miles from Canyon Lake Boat Ramp. \$2,500 price reduction for cash buyer/s.

Built in 2021

Essential Information

MLS® #	434562
Price	\$303,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,407



Acres	0.18
Year Built	2021
Type	Residential
Sub-Type	Single Family
Style	Traditional
Status	Active

Community Information

Address	2246 Candlelight Drive
Subdivision	Canyon Lake Hills 1
City	Canyon Lake
County	Comal
State	Texas
Zip Code	78133

Amenities

Utilities	Electricity Available, High Speed Internet Available, Phone Available, Separate Meters, Underground Utilities
Features	Clubhouse, Community Pool, Park, Playground
Parking	Attached, Garage, Garage Faces Front
# of Garages	2
View	Water Access
Waterfront	Water Access

Interior

Interior	Vinyl
Interior Features	Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Pantry, Pull Down Attic Stairs, Recessed Lighting, Separate Shower, Tub Shower
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Some Electric Appliances, Vented Exhaust Fan, Water Heater
Heating	Electric
Cooling	Electric, 1 Unit
Fireplaces	None
# of Stories	1
Stories	One

Exterior

Exterior Features	Covered Patio, Porch, Private Yard
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Lot Description	50 x 100
Windows	Double Pane Windows
Roof	Composition, Shingle
Construction	Stucco
Foundation	Slab

School Information

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

Additional Information

Date Listed	March 21st, 2021
Days on Market	122
HOA Fees	100.00
HOA Fees Freq.	Annually

Listing Details

Listing Office	eXp Realty, LLC
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