

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

MLS® #1542654

\$303,900

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

CANYON LAKE HILLS, Canyon Lake, TX

\$2,500 price reduction for cash buyer/s. New construction home site. Texas Hill Country Construction Custom Builder with completion date of 10 September. The kitchen is KITCHEN/DINNING ROOM with pantry and breakfast island bar. Traditional home with 3 bedrooms and 2 baths. Master bath with combo tub/shower and 2nd bath has walk-in shower only. Open floor plan with 10' ceilings, double pane windows, plumbed connection for water softener and refrigerator ice maker and doorways wheelchair access. Numerous custom home upgrades: ceramic tile throughout, tub/shower and walk-in shower tiled to approximately 7ft, granite countertops, paintable custom cabinets, some recessed lighting, ceiling fans, stucco exterior walls with brick veneer at front entry. Kitchen includes energy efficient built-in microwave, dishwasher and stove. Large garage area for storage and workbench/s. Back porch covered. POA Membership Park & Pool w/covered pavilion, in-ground swimming pool and playground. .9 miles from a Canyon Lake Boat Ramp. Quite neighborhood.

Built in 2021

Essential Information

MLS® #	1542654
Price	\$303,900
Bedrooms	3



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Bathrooms	2.00
Full Baths	2
Square Footage	1,407
Acres	0.18
Year Built	2021
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active RFR

Community Information

Address	2246 Candlelight Dr
Subdivision	CANYON LAKE HILLS
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	Pool, Tennis
Parking	Two Car Garage
Pool	None

Interior

Interior	High Ceilings, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, 1st Floor Lvl/No Steps, One Living Area, Attic - Access only, Attic - Partially Floored, Attic - Pull Down Stairs, Attic - Radiant Barrier Decking, Attic - Storage Only, Breakfast Bar, Liv/Din Combo, Laundry Main Level, Laundry Room, Open Floor Plan, Telephone, Utility Area in Garage, Walk in Closets
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Disposal, Smoke Alarm, Electric Water Heater, Central Distribution Plumbing System, Custom Cabinets, Dishwasher, Garage Door Opener, Whole House Fan, Ice Maker Connection, Plumb for Water Softener, Private Garbage Service, Solid Counter Tops, Vent Fan
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1
Stories	1

Exterior

Exterior	4 Sides Masonry, Stone/Rock
Exterior Features	Covered Patio, Has Gutters, Mature Trees, Double Pane Windows, Partial Fence, Wire Fence
Lot Description	Mature Trees (ext feat), Sloping
Roof	Composition
Construction	New
Foundation	Slab

School Information

District	Comal ISD
Elementary	STARTZVILLE
Middle	Mountain Valley
High	Canyon Lake

Listing Details

Listing Office	eXp Realty, LLC
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