

\$449,900 - 438 Compass Rose, Canyon Lake

MLS® #2270291

\$449,900

4 Bedroom, 2.00 Bathroom, 1,894 sqft
Residential on 0.71 Acres

Summit North Ph 4, Canyon Lake, TX

Go ahead and judge this book by its cover. This Hill Country beauty can be your stunning new home in the popular north Canyon Lake neighborhood of Summit North. But wait, before you go inside, look around back and say it! Wow! Almost 400 square feet of outdoor living space on your covered porch. And yes, for entertaining or just late afternoon relaxation, that's a wood burning fireplace with a gas starter there on your back porch. Once inside, you will see space is at a premium in your 1,894 Sq. Ft. home. Enjoy the abundant natural light with three bedrooms, two bathrooms, a study and 9-foot ceilings. The impressive gourmet kitchen is a chef enthusiast's dream complete with quartz countertops that bring the look of marble with the durability you desire in a kitchen countertop. The kitchen cabinets are 42" shaker style cabinets. Add an expansive island with pendant lighting, walk-in pantry, an upgraded gas range and stainless-steel appliances to complete the look. The owner suite master bedroom features a full-sized walk-in closet, private commode room with comfort height and elongated seats. The Master Bath also features a shower with bench and frameless shower glass with multiple shower heads. For you Texans and Texas to be, the garage is oversized with room for just about any large-sized pick-up. There is a Smart Home Package, along with energy efficient windows and doors, a 16 SEER heat pump and a 10-year builders' warranty from



StrucSure Home Warranty. Offered by Tricreek from Great Porch Homes LLC, north Canyon Lake is within easy driving distance from New Braunfels, San Antonio, and Wimberly. Austin is about an hour away, or less. And, of course, you're near Canyon Lake. Come see the Flat Rock home design for the comfortable way of life with casual lakeside living.

Built in 2021

Essential Information

MLS® #	2270291
Price	\$449,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,894
Acres	0.71
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	438 Compass Rose
Subdivision	Summit North Ph 4
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Utilities	See Remarks
Features	None
Parking	Driveway, Garage Faces Side
# of Garages	2
View	None

Waterfront	None
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Interior

Interior	Carpet, Parquet
Appliances	Cooktop, Dryer, Gas Cooktop, Disposal, Gas Range, Ice Maker, Oven, Refrigerator, Washer, Gas Oven
Heating	Central
# of Stories	1
Stories	One

Exterior

Lot Description	Front Yard, Landscaped
Roof	Composition
Construction	HardiPlank Type, Stone
Foundation	Concrete Perimeter

School Information

District	Comal ISD
Elementary	Other
Middle	Other
High	Other

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