1713 PATTY DR, CANYON LAKE, TX 78133, USA

https://test.houston-re.com

Stunning panoramic lake views from this rare custom built Mid Century Tri-Level surrounded by a rock wall! Walk through the wrought iron gate into a tropical paradise and views of Canyon Lake's turquoise and blue green waters! Step inside to the main living area where you are greeted by a massive rock wall so reminiscent [...]

Rooms & Units Description

Property title: 1713 Patty Canyon Lake Texas 78133

Photo Count: 50

Original List Price: 899900.00

Room Count: 8

HOA Mandatory: 1

Key Map: 1

Property Details

Parcel Number: 14623

Style: Contemporary/Modern

Price Sq Ft List: 313.34

Acres Desciption: 1/4 Up to 1/2 Acre

Stories: 1.5

Lot Desciption: Water View

List Type: Exclusive Right to Sell/Lease

Acres: 0.4754

Dwelling Type: Free Standing

Restrictions: Deed Restrictions, Deed Restrictions

Property Features

Roof: Composition

Garage Desc: Attached Garage

Heat System: Central Electric

Water Sewer: Septic Tank

Water Amenity: Lake View, Lake View

Foundation: Pier & Beam,Slab

No Of Garage Cap: 2

Cool System: Central Electric

Siding: Stone,Wood

Fees & Taxes

Tax Rate: 1.6834

Tax Year: 2023

Tax Amount: 6264

Basics

Baths Full: 3

Year Built Src: Appraisal District

Baths Half: 1

Location Details

Area: 83	**County Or Parish:** Comal
School District: 141 - Comal	**Directions:** I35 to 306 into Canyon Lake to left on 2673, to right on Island View, left on Colleen, right on Cindy, right on Patty, home is on your left
School Elementary: MOUNTAIN VALLEY ELEMENTARY SCHOOL	**School Middle:** MOUNTAIN VALLEY MIDDLE SCHOOL
School High: CANYON LAKE HIGH SCHOOL	**Subdivision:** Canyon Lake Village West 3
State: Texas	**Zip:** 78133
City: Canyon Lake	

Miscellaneous

Annual Maint Desc: Mandatory	**Realist Block:** Deed Restrictions
Disclosures: Sellers Disclosure	**Exemptions:** Homestead,,,,,,,,,,,,
Legal: CANYON LAKE VILLAGE WEST 3, LOT 436 & 437	**DOM:** 4

Courtesy of

List Office Name: Keller Williams Realty Williamson County