

## 1211, MARLYS, CANYON LAKE, CANYON LAKE, TX, 78133

https://elevateaustingroup.com

Beautiful brand new 2023 built home in a quiet neighborhood. This 3 bedroom, 2 bath, boasts a generous 1840sf open floor plan, gorgeous stone front, board and batten vinyl siding, a 2 car oversized garage with an electric car outlet, commercial grade hot water heater, modern remote controlled fireplace, quartz countertops, stainless steel appliances. For ... 1211 Marlys Read More »

- φ+33,330
- 3 beds
- 2 baths
- Single Family Residence
- Buy

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- Active
- 1840 sq ft

**Pauline Reese** 

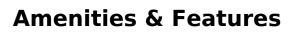
**Basics** 



Rent or Buy: Buy	Type: Single Family Residence
Status: Active	Bedrooms: 3 beds
Bathrooms: 2 baths	<b>Area: 1840</b> sq ft
Year built: 2023	Subdivision Name: Rocky Creek Ranch 16
County Or Parish: Comal	Bathrooms Full: 2
Lot Size Square Feet: 21997.8 sq ft	Lot Size Acres: 0.505 sq ft

## **Building Details**

New Construction Yes/ No: 1Parking Features: Attached, Boat, Door-Single,<br/>Driveway, Garage Door Opener, Garage Faces Front,<br/>Inside Entrance, Parking Pad, RV Access/Parking, See<br/>RemarksView: NeighborhoodCovered Spaces: 2Construction Materials: Spray Foam<br/>Insulation, Board & Batten Siding, Vinyl<br/>Siding, StoneAccessibility Features: NoneGarage Spaces: 2Roof: Composition





## Water Source: Public

**Appliances:** Dishwasher, Disposal, Electric Range, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, Exhaust Fan, Microwave, Electric Oven, Range, See Remarks

Sewer: Aerobic Septic

**Exterior Features:** Electric Car Plug-in, Lighting, Private Yard

**Window Features:** ENERGY STAR Qualified Windows

Attached Garage Yes/ No: 1

Patio & Porch Features: Covered, Patio, Rear Porch

Pool Features: None

Spa Features: None

Waterfront Features: None

Cooling: Central Air

**Interior Features:** Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Quartz Counters, Double Vanity, Electric Dryer Hookup, Eat-in Kitchen, Entrance Foyer, Kitchen Island, Low Flow Plumbing Fixtures, Multiple Dining Areas, Open Floorplan, Pantry, Primary Bedroom on Main, Soaking Tub, Walk-In Closet(s), Washer Hookup, See Remarks

Heating: Central

Fireplace Features: Family Room, Masonry Flooring: Vinyl

Fencing: None

