

# **\$598,800 - 23190 Compass Drive, Canyon Lake**

MLS® #IV25074822

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## **\$598,800**

3 Bedroom, 4.00 Bathroom, 2,404 sqft

Residential on 0 Acres

N/A, Canyon Lake,

SPACIOUS CUSTOM CANYON LAKE HOME OFFERS OVER 2400 SQ. FT. OF VERSATILE LIVING SPACE WITH UNIQUE REVERSE - LEVEL LAYOUT . ENJOY THREE PRIMARY BEDROOMS WITH EN-SUITE BATHROOMS TWO ON THE MAIN LEVEL FIRST FLOOR AND ONE DOWNSTAIRS . ALSO A LARGE LOWER LEVEL BONUS AREA WITH ADDITIONAL SEPARATE EXTERIOR ACCESS PERFECT FOR GYM , OFFICE , GAME ROOM , YOUR USES . OPEN LAYOUT INCLUDES FORMAL DINING , FIREPLACE , CEILING FANS , UPDATED BEAUTIFUL KITCHEN WITH GRANITE COUNTER TOPS , CENTER ISLAND , PANTRY , NEWER APPLIANCES . FLOORING FEATURES LAMINATE IN THE ENTRY & GUEST BATH AND KITCHEN , TILE IN THE BATHROOMS , TWO OVER SIZED COVERED DECKS , STUNNING VIEWS FOR RELAXING AND ENTERTAINING .EXTRA DEEP 3 - CAR GARAGE INCLUDES PORTABLE AC UNIT , INSULATED GARAGE DOORS & BUILT IN CABINETS AND EXTRA STORAGE . NEWER WATER HEATER , HEAT PUMP , REFRESHED ROOF . SELLER NOT AWARE ANY ISSUES , SOLD AS IS . HOME IS IN CANYON LAKE A BEAUTIFUL 24 HOUR GATE GUARDED COMMUNITY WITH PRIVATE LAKE ACCESS , GOLF COURSE , WATER SKIING , SWIMMING , BOATING , FISHING , PARKS & BEACHES , LODGE WITH SWIMMING POOL , TENNIS &



BASKETBALL COURTS , EQUESTRIAN  
CENTER , LOW ASSOCIATION FEES & LOW  
TAXES .AGENTS IMPORTANT TO ACCESS  
GUARD GATED CANYON LAKE YOU MUST  
SHOW REAL ESTATE LICENSE AND  
DRIVERS LICENSE

Built in 1988

### Essential Information

MLS® #	IV25074822
Price	\$598,800
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	2,404
Acres	0.17
Year Built	1988
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	John Horton
Listing Office	COLDWELL BANKER ASSOC BRKR/CL

### Community Information

Address	23190 Compass Drive
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Canyon Lake
County	Riverside
Zip Code	92587

### Amenities

Amenities	Controlled Access, Golf Course, Guard, Outdoor Cooking Area, Picnic Area, Playground, Pool, Tennis Court(s)
Parking Spaces	3
Parking	Direct Access, Door-Multi, Garage, Garage Door Opener, Public
# of Garages	3

Garages	Direct Access, Door-Multi, Garage, Garage Door Opener, Public
View	Neighborhood
Waterfront	Lake Privileges
Has Pool	Yes
Pool	Association, Community, In Ground
Security	Gated Community, Gated with Guard, Smoke Detector(s)

## Exterior

Exterior	Concrete, Drywall, Glass
Exterior Features	Rain Gutters
Lot Description	Sprinkler System
Windows	Blinds, Double Pane Windows, Screens
Roof	Concrete, Tile
Construction	Concrete, Drywall, Glass
Foundation	Combination, Slab

## Interior

Interior	Laminate, Tile, Carpet
Interior Features	Separate/Formal Dining Room, Bedroom on Main Level, Breakfast Bar, Ceiling Fan(s), Main Level Primary, Multiple Primary Suites
Appliances	Disposal, Dishwasher, Electric Cooktop, Electric Oven, Electric Water Heater
Heating	Heat Pump
Cooling	Heat Pump
Fireplace	Yes
Fireplaces	Family Room, Kitchen
# of Stories	2
Stories	Two

## School Information

District	Lake Elsinore Unified
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## Additional Information

Date Listed	April 7th, 2025
Days on Market	77
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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