

# \$1,299,000 - 22280 Village Way Drive, Canyon Lake

MLS® #IV25157523

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## \$1,299,000

3 Bedroom, 3.00 Bathroom, 2,200 sqft  
Residential on 0 Acres

N/A, Canyon Lake,

Stunning Waterfront Living â€” Prime Main Lake Location (Out of Wake Zone!)

Welcome to this beautifully upgraded home, positioned on the Main Lakeâ€”yet just outside the wake zone for peaceful enjoyment.

Imagine daily sunsets, stargazing nights, and front-row seats to spectacular fireworks showsâ€”all from your own backyard.

From the moment you arrive, the attention to detail is evident. A newly poured, reinforced 175â€™<sup>TM</sup> flat driveway offers parking for 6â€”8 cars, plus space for your RV. A 3-car garage adds even more room for vehicles and storage. Behind the gated courtyard, a custom glass-and-iron double front door opens into a tiled foyer with instant, breathtaking views of the lake. Step down into the spacious family room, lined in specially ordered travertine and centered around a large stone fireplaceâ€”perfect for cozy evenings. The kitchen is a gourmet entertainerâ€™<sup>TM</sup>s dream, featuring custom cabinetry with built-ins, granite countertops, an oversized island, and even a built-in coffee bar. Stainless steel appliances, double microwave shelving with convenient slide-out access located under island. A generous dining area completes this well-designed space.

The primary suite is conveniently located on the main floor, offering tranquil lake views to greet you each morning. Included dual closets and a beautifully remodeled ensuite bathroom featuring dual walk-in showers with heavy glass enclosures, a private water closet, and



double vanity with elegant finishes throughout. Upstairs, you'll find two spacious guest bedrooms and a full bath, ideal for family or visitors. A stylish powder room serves the main living area. Outdoor living is just as impressive. A full-width covered deck draped in travertine invites gatherings and quiet relaxation. Down by the seawall, an expansive covered cabana creates the ultimate waterfront lounge space. A custom dock with a hydro lift has been enhanced with specialized features to reduce the effects of torque on the dock.

Additional highlights include:

- New rain diversion system with sloped concrete and upgraded gutters

- New irrigation system and professional landscape lighting

- New porcelain patio tile

- Updated wrought iron railings along the seawall, patios, and side gates

Just a stone's throw from Holiday Harbor, enjoy the best of the Canyon Lake lifestyle—outdoor concerts, family events, and weekend boutiques—all within easy reach. This exceptional home blends luxury, functionality, and unbeatable lakefront location.

Built in 1979

## Essential Information

MLS® #	IV25157523
Price	\$1,299,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,200
Acres	0.23
Year Built	1979

Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Karen Flecky
Listing Office	COLDWELL BANKER ASSOC BRKR/CL

### Community Information

Address	22280 Village Way Drive
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Canyon Lake
County	Riverside
Zip Code	92587

### Amenities

Amenities	Clubhouse, Sport Court, Dog Park, Golf Course, Game Room, Meeting Room, Meeting/Banquet/Party Room, Outdoor Cooking Area, Barbecue, Playground, Pickleball, Pool, Pet Restrictions, Pets Allowed, Guard, Security, Tennis Court(s), Other Courts, Storage
Utilities	Cable Available, Electricity Connected, Sewer Connected
Parking Spaces	3
Parking	Concrete, Door-Multi, Direct Access, Garage Faces Front, Garage, Garage Door Opener, Paved, RV Potential, RV Access/Parking, Driveway Level
# of Garages	3
Garages	Concrete, Door-Multi, Direct Access, Garage Faces Front, Garage, Garage Door Opener, Paved, RV Potential, RV Access/Parking, Driveway Level
View	Lake, Water
Waterfront	Dock Access, Lake, Lake Front, Lake Privileges, Boat Ramp/Lift Access
Has Pool	Yes
Pool	Association
Security	Gated with Guard, Gated Community, Gated with Attendant, 24 Hour Security

### Exterior

Exterior Features	Boat Slip, Boat Lift, Dock
Lot Description	Back Yard, Close to Clubhouse, Near Park, Flag Lot
Windows	Double Pane Windows
Foundation	Slab

### Interior

Interior	Tile
Interior Features	Breakfast Bar, Built-in Features, Dry Bar, Granite Counters, Open Floorplan, Bedroom on Main Level, Main Level Primary, Walk-In Closet(s), Living Room Deck Attached
Appliances	Convection Oven, Dishwasher, Electric Cooktop, Electric Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Wood Burning
# of Stories	2
Stories	Two

### **School Information**

District	Lake Elsinore Unified
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### **Additional Information**

Date Listed	July 17th, 2025
Days on Market	4
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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