

# \$615,000 - 22874 Canyon Lake Drive, Canyon Lake

MLS® #NDP2410515

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## \$615,000

4 Bedroom, 2.00 Bathroom, 2,028 sqft  
Residential on 0 Acres

N/A, Canyon Lake,

Welcome to an exceptional opportunity in the prestigious, 24 hour guard-gated community of Canyon Lake. This beautiful updated 4BR/2BA home features central A/C & heat, along with modern vinyl windows throughout. The heart of the home is a contemporary open-concept kitchen, complete with soft-closing cabinets and drawers, a large butcher block island with ample storage, granite countertops, a designer backsplash, and recessed lighting—perfect for entertaining. The spacious living room is bathed in natural light from large windows, offering stunning views of the hills, sunsets, and even the 4th of July fireworks and holiday parade from your gated courtyard. The home boasts generously sized bedrooms, freshly painted (except the primary), and a formal dining area off the kitchen with easy access to a large covered patio. The primary suite is a true retreat, featuring a cozy sitting area with a fireplace, large windows, a spacious bedroom, a walk-in closet with ample storage, and a bathroom w/ a custom walk-in shower and dual vanity. Additional features include a 2-car garage with epoxy flooring, a small workshop room, a workbench, and plenty of storage. There's also dedicated space for your boat, golf cart, or jet ski trailer. Located within walking distance to the main lake and clubhouse, this home offers year-round recreational activities such as an RV/Camping park, equestrian center, various sports courts, BMX Pump track, hiking trails, dog parks, community theatre, golf course, mountain



biking, walking trails, senior center, community garden, pickleball, fitness and mindfulness classes, yoga, line dancing, bingo, and numerous clubs to join. Enjoy the exclusive amenities that keep you active and connected with your community and neighbors. With the added security of three private gates and 24-hour surveillance, you can enjoy peace of mind. Immerse yourself in a lifestyle of relaxation, connection, and excitement in beautiful Canyon Lake.

Built in 1979

**Essential Information**

MLS® #	NDP2410515
Price	\$615,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,028
Acres	0.16
Year Built	1979
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Wendy Fleming
Listing Office	Coldwell Banker Realty

**Community Information**

Address	22874 Canyon Lake Drive
Area	699 - Not Defined
Subdivision	N/A
City	Canyon Lake
County	Riverside
Zip Code	92587

**Amenities**

Amenities	Clubhouse, Sport Court, Pickleball, Pool, Guard, Tennis Court(s), Fitness Center, Golf Course, Horse Trails, Jogging Path, Lake or Pond, Other Courts,
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	Playground, Trail(s)
Parking Spaces	4
Parking	Boat
# of Garages	2
Garages	Boat
View	Hills
Waterfront	Lake, Ocean Access
Has Pool	Yes
Pool	Community, Association
Security	Gated with Guard

## Exterior

Lot Description	Back Yard, Front Yard, Close to Clubhouse, Gentle Sloping
Roof	Tile

## Interior

Interior Features	Ceiling Fan(s), All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Walk-In Closet(s), Workshop
Cooling	Central Air
Fireplace	Yes
Fireplaces	Primary Bedroom
# of Stories	1
Stories	One

## School Information

District	Lake Elsinore Unified
Elementary	Tuscany Hills
Middle	Canyon Lake
High	Paloma Valley

## Additional Information

Date Listed	December 11th, 2024
Days on Market	38
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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