

# **\$599,000 - 23030 Compass Drive, Canyon Lake**

MLS® #SW25034029

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## **\$599,000**

3 Bedroom, 2.00 Bathroom, 1,536 sqft  
Residential on 0 Acres

N/A, Canyon Lake,

**SINGLE-STORY FAMILY VIEW HOME!**  
**BEAUTIFUL SUNRISES & SUNSETS!** This Home features 3 bedrooms, 2 baths, plus an enclosed Lanai Bonus Room—perfect for a studio, office, or more. Enjoy a double door entry leading into a formal living room with a coffered ceiling, ceiling fan, and 3-sided full bay window walls. The used brick fireplace with a seating hearth and mantel adds warmth and character.

The Upgraded Family Kitchen boasts a breakfast bar, stone countertops, a pantry, and white cabinetry, all adjacent to a Dining Area with 3-sided full bay window walls including cathedral ceilings and a ceiling fan. The home also features White Raised Panel Doors, Wood and Tile floors, ceiling fans and Upgraded Windows throughout. The home is equipped with a Whole House Attic Fan for comfort.

The hallway offers both Upper and Lower Oak Cabinetry, providing plenty of Storage. The Primary Bedroom Suite features a coffered ceiling, ceiling fan, and a Wall Closet with 3-White Raise Panel Sliding Doors. The Primary Bathroom includes a large Step-in Shower with a Seat for convenience. The Primary bedroom also has Direct access to a Private Patio Deck with plenty of room for furniture and a dining table would be perfect for relaxing and enjoying meals outdoors, as it offers a serene view around the clock.

A large, Pool size fenced backyard, Mature Fruit Trees and a Spacious Grassy area offers



a perfect space for Family Entertaining and many other possibilities.

A 3-car garage includes a single-car or boat & trailer drive-through door parking space on the side of the home behind the garage, Large Storage area above the Garage, plus additional RV parking on the driveway. Front yard with hardscape desert design with color rocks and mature trees.

Canyon Lake is a low-tax area with low HOA fees, offering a 24-hour guarded and gated community with access to a private lake, beach, parks, golf course, clubhouse, and lodge. Enjoy two community pools, one is for small children, Great fishing, Boating, water skiing, golf, swimming, tennis, basketball and pickleball court's, and so much more! Conveniently located off the 15 or 215 freeway.

Built in 1985

## Essential Information

MLS® #	SW25034029
Price	\$599,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,536
Acres	0.21
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman, Custom, Ranch
Status	Closed
Listing Agent	Flo Zieser
Listing Office	Coldwell Banker Assoc.Brks-CL

## Community Information

Address	23030 Compass Drive
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Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Canyon Lake
County	Riverside
Zip Code	92587

## Amenities

Amenities	Clubhouse, Controlled Access, Sport Court, Golf Course, Meeting Room, Meeting/Banquet/Party Room, Barbecue, Pool, Pet Restrictions, Pets Allowed, Tennis Court(s), Dock, Dog Park, Fire Pit, Guard, Outdoor Cooking Area, Pickleball, Picnic Area, Playground, Recreation Room, Security
Utilities	Cable Connected, Electricity Connected, Phone Connected, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces	4
Parking	Concrete, Direct Access, Driveway, Garage, Garage Door Opener, Storage, Boat, Door-Multi, Door-Single, Driveway Level, Garage Faces Front, One Space, On Site, Paved, Pull-through, Workshop in Garage
# of Garages	3
Garages	Concrete, Direct Access, Driveway, Garage, Garage Door Opener, Storage, Boat, Door-Multi, Door-Single, Driveway Level, Garage Faces Front, One Space, On Site, Paved, Pull-through, Workshop in Garage
View	City Lights, Mountain(s), Peek-A-Boo, Hills, Neighborhood
Waterfront	Beach Access, Lake, Lake Privileges
Has Pool	Yes
Pool	Community, Association
Security	Carbon Monoxide Detector(s), Gated Community, Key Card Entry, Smoke Detector(s), Gated with Attendant, Gated with Guard, Security Guard

## Exterior

Exterior	Brick, Stucco, Drywall, Stone
Exterior Features	Rain Gutters, Sport Court
Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Near Park, Paved, Street Level, Yard
Windows	Blinds, Screens, Stained Glass, Bay Window(s)
Roof	Tile
Construction	Brick, Stucco, Drywall, Stone
Foundation	Slab

## Interior

Interior	Carpet, Wood
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Interior Features	Breakfast Bar, Built-in Features, Phone System, Main Level Primary, All Bedrooms Down, Balcony, Bedroom on Main Level, Ceiling Fan(s), Country Kitchen, Crown Molding, Eat-in Kitchen, Pantry, Primary Suite
Appliances	Dishwasher, Electric Range, Disposal, Refrigerator, Vented Exhaust Fan, Electric Water Heater, Free-Standing Range
Heating	Central, Forced Air, Electric, Heat Pump, Wood
Cooling	Central Air, Attic Fan, Electric, Whole House Fan
Fireplace	Yes
Fireplaces	Living Room, Raised Hearth
# of Stories	1
Stories	One

### **School Information**

District	Lake Elsinore Unified
Elementary	Tuscany Hills
Middle	Canyon Lake
High	Temescal

### **Additional Information**

Date Listed	February 22nd, 2025
Days on Market	17
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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