

# **\$749,900 - 22731 Canyon Lake Dr., Canyon Lake**

MLS® #SW25041466

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## **\$749,900**

4 Bedroom, 4.00 Bathroom, 2,889 sqft  
Residential on 0 Acres

N/A, Canyon Lake,

Location, Location. You must see to believe this beautiful turnkey home that has the BEST golf course location in the gate guarded golf course and water skiing lake community. The home sits on the 4th putting green and the 5th tee box. As you enjoy the quiet space of two viewing decks. One on the upper level and the other on the lower level. you can watch golfers putt out on 4th and tee off on the 5th hole. This is the BEST viewing home on the Golf course. This home has many upgrades. Newer kitchen has custom painted cabinets and quartz and granite countertops. One of the many great features of the home is the lower level. It is now a very large Studio apartment with its own private entrance and is currently leased. The tenants will move out before close of escrow of the home. The studio has its own patio that looks out onto the golf course as well and you can actually walk right out onto the course. Great extra income opportunity. This space would also make a perfect man/women cave or an extra (4th) bedroom, with its own full bathroom. On the main (street level) you will find most of the living space. Kitchen, dining room, Main bedroom suite and two guest bedrooms, one of which has its own attached full bathroom. Great for Grandma, mother-in-law or ?? The OVERSIZED three car garage has a great workspace as well has Storage cabinets. Hard to believe all the amenities that Canyon Lake has. Some are, a water skiing lake, Tennis courts, pickle ball courts, Equestrian center, RV park and



storage. Purchase this home and you will be living the dream every day that is Canyon Lake.

Built in 1989

**Essential Information**

MLS® #	SW25041466
Price	\$749,900
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,889
Acres	0.16
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Gene Ebel
Listing Office	Berkshire Hathaway HomeServices California Properties

**Community Information**

Address	22731 Canyon Lake Dr.
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Canyon Lake
County	Riverside
Zip Code	92587

**Amenities**

Amenities	Clubhouse, Barbecue, Picnic Area, Playground, Pool, Controlled Access, Dock, Guard, Meeting/Banquet/Party Room, Meeting Room, Outdoor Cooking Area, Pickleball, Security, Tennis Court(s)
Parking Spaces	3
Parking	Door-Multi, Direct Access, Driveway, Garage, Garage Door Opener, Concrete, Garage Faces Front, Golf Cart Garage
# of Garages	3
Garages	Door-Multi, Direct Access, Driveway, Garage, Garage Door Opener, Concrete, Garage Faces Front, Golf Cart Garage

View	Golf Course, Mountain(s)
Has Pool	Yes
Pool	Community, Association
Security	Carbon Monoxide Detector(s), Gated with Guard, Gated Community, 24 Hour Security, Smoke Detector(s), Security Guard, Gated with Attendant

## Exterior

Lot Description	Landscaped, On Golf Course, Sprinkler System, Street Level, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer
Windows	Double Pane Windows
Roof	Tile
Foundation	Slab

## Interior

Interior Features	Bedroom on Main Level, Entrance Foyer, Main Level Primary, Primary Suite
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## School Information

District	Lake Elsinore Unified
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## Additional Information

Date Listed	February 26th, 2025
Days on Market	32
Short Sale	N
RE / Bank Owned	N

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