

\$849,990 - 22255 Village Way Drive, Canyon Lake

MLS® #SW25085063

\$849,990

3 Bedroom, 4.00 Bathroom, 3,134 sqft

Residential on 0 Acres

N/A, Canyon Lake,

HUGE REDUCTION!! Welcome to this stunning main lake VIEW and POOL home offering 3-4 bedrooms, 2 full and 2 half bathrooms (one bedroom is down by the pool and being used as a gym), and an unbeatable combination of indoor comfort and outdoor living completed with a completely REDONE ROOF and brand NEW skylights! With a 4+ car garage including a massive RV/boat bay, this property is perfect for those who need space for toys, storage, or even a workshop - or you can convert this area to an ADU! The upper level boasts wood flooring, soaring ceilings a spacious living room with sweeping main lake views, a large kitchen with tons of cabinets, a computer/work station, walk in pantry and lots of cabinets. There's also a formal dining room with wine bar, and a half bath. The spacious primary suite opens with a barn door and features another fireplace, lake views a spa-like bathroom with a heated jetted tub, walk-in closet, and balcony access to soak in those incredible views. Downstairs, you'll find two bedrooms connected by a Jack & Jill bath, a huge family or bar room with a wet bar and sliding doors that open to the backyard, with the fourth bedroom and additional half bath off the garage with separate backyard access. Enjoy the beautifully landscaped backyard featuring a refreshing pool, grassy area, and covered patio. A private path leads directly to Village Way just steps from Holiday Harbor, the amphitheater, and the main boat launch. Relax on your balcony and



listen to live concerts or enjoy front-row seats to Canyon Lakeâ€™s spectacular fireworks showâ€”all from the comfort of your own home. The laundry room includes a sink, built-in storage, and direct garage access. The expansive garage currently accommodates an RV, plus a boat, multiple toys, with potential to expand by removing two interior rooms for additional tandem parking. Or keep them and have extra storage and a workshop! Canyon Lake is a 24 hour guard gated community with a private 525 acre lake, premiere wakeboarding and waterskiing, 18 hole SCGA rated golf course, Lakefront pool and clubhouse, Lakefront RV park, Equestrian center, tennis, basketball & pickleball courts, baseball fields, 4 beaches, 9 parks, an amphitheater, docks, a bicycle pump track, Senior Center, over 40 clubs to join and so much more!

Built in 1990

Essential Information

MLS® #	SW25085063
Price	\$849,990
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	3,134
Acres	0.22
Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Iris Stricklin
Listing Office	Legacy Realty Inc.

Community Information

Address 22255 Village Way Drive

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

Amenities

Amenities	Barbecue, Clubhouse, Controlled Access, Dock, Dog Park, Fire Pit, Guard, Maintenance Grounds, Meeting/Banquet/Party Room, Pickleball, Picnic Area, Playground, Pool, Recreation Room, Security, Sport Court, Tennis Court(s), Trash
Parking Spaces	8
Parking	Driveway, Garage, Boat, Direct Access, RV Garage
# of Garages	4
Garages	Driveway, Garage, Boat, Direct Access, RV Garage
View	Lake
Has Pool	Yes
Pool	Association, Private
Security	Gated Community, Gated with Attendant, 24 Hour Security

Exterior

Lot Description	ZeroToOneUnitAcre, Yard
Roof	Tile

Interior

Interior	Tile, Wood
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Granite Counters, Bedroom on Main Level, Cathedral Ceiling(s), Jack and Jill Bath, Walk-In Closet(s), Walk-In Pantry
Appliances	Dishwasher, Electric Cooktop, Electric Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Primary Bedroom
# of Stories	2
Stories	Two

School Information

District	Lake Elsinore Unified
Elementary	Tuscany Hills

Middle	Canyon Lake
High	Temescal Canyon

Additional Information

Date Listed	May 5th, 2025
Days on Market	136
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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