

# **\$575,000 - 23609 Canyon Lake Drive, Canyon Lake**

MLS® #SW25142667

**\$575,000**

4 Bedroom, 2.00 Bathroom, 1,296 sqft

Residential on 0 Acres

N/A, Canyon Lake,

Discover an incredible opportunity to own this home at an amazing price in the exclusive gated community of Canyon Lake! Perfectly designed for those entering the market or a young family, this home boasts a conducive layout that maximizes comfort and convenience. Entertain with ease using your included BBQ island, or unwind under the charming gazebo in your private backyard retreat. Additional storage needs are met with a convenient storage shed. Enjoy endless recreation with community amenities including multiple parks, beautiful beaches, an impressive golf course, and a lake for wakeboarding and waterskiing. Don't miss your chance to embrace the coveted Canyon Lake lifestyle!



Built in 1974

## **Essential Information**

MLS® #	SW25142667
Price	\$575,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,296
Acres	0.17
Year Built	1974
Type	Residential
Sub-Type	Single Family Residence

Style	Traditional
Status	Closed
Listing Agent	Dillon Haffner
Listing Office	Coldwell Banker Assoc.Brks-CL

## Community Information

Address	23609 Canyon Lake Drive
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Canyon Lake
County	Riverside
Zip Code	92587

## Amenities

Amenities	Picnic Area, Pickleball, Pool
Utilities	Cable Available, Electricity Connected, Phone Available, Propane, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Door-Single, Garage
# of Garages	2
Garages	Door-Single, Garage
View	Neighborhood, Hills
Has Pool	Yes
Pool	Community, Association

## Exterior

Exterior	Stucco, Cedar, Concrete, Drywall
Exterior Features	Barbecue
Lot Description	Back Yard
Roof	Tile
Construction	Stucco, Cedar, Concrete, Drywall
Foundation	None

## Interior

Interior	Vinyl
Interior Features	Ceiling Fan(s), All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Eat-in Kitchen, Stone Counters
Appliances	Dishwasher, Refrigerator, Propane Oven, Propane Range
Heating	Central, Propane

Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

## School Information

District	Lake Elsinore Unified
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## Additional Information

Date Listed	June 20th, 2025
Days on Market	29
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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