

# **\$765,000 - 22335 Loch Lomond Drive, Canyon Lake**

MLS® #SW25164944

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## **\$765,000**

3 Bedroom, 3.00 Bathroom, 2,814 sqft  
Residential on 0 Acres

N/A, Canyon Lake,

Welcome to 22335 Loch Lomond Drive in Canyon Lake—where resort-style living meets everyday comfort. With an impressive 2,814 square feet of living area this custom-built contemporary pool home offers three bedrooms, two and a half bathrooms, and a spacious three-car garage, all tucked inside one of Southern California's only fully gated, waterfront communities.

Upstairs, the primary suite is a true retreat, featuring a private balcony, sitting area, large walk-in closet, soaking tub, and walk-in shower. Downstairs, two additional private bedrooms, including one with its own entrance—ideal for guests or multigenerational living. A fully remodeled spa-style bathroom with stone finishes serves the lower level. The home's thoughtful layout, spacious open living spaces and large front deck with lake views make this home perfect for gathering, entertaining, or simply unwinding.

The backyard is an ultra private oasis with a sparkling pool and spa with fresh pebble plaster and custom tile, mature palm trees and low-maintenance landscaping. Inside, you'll find wood flooring, granite counters, stainless steel appliances, skylights that flood the kitchen with natural light, and an oversized laundry room. The oversize 3 car garage with custom cabinetry and work space is ideal for your hobbies, or lake toys.

Canyon Lake offers an unmatched lifestyle with 15 parks, an 18-hole golf course,



equestrian center, tennis complex, pool, marina, and year-round events like concerts, movies, and holiday parades. This home is perfectly located just a half-mile from Holiday Harbor with its beach, playgrounds, pavilions, amphitheater, and boat launch, and just a mile from the Canyon Lake Lodge, Lighthouse Restaurant, Sunset Lounge, and Tennis Club. Beyond the gates, youâ€™re minutes from shopping, dining, top-rated schools, and commuter routesâ€”ideally situated between Temeculaâ€™s wine country and the growing cities of Murrieta and Menifee. 22335 Loch Lomond isnâ€™t just a home, itâ€™s a lifestyleâ€”where every day feels like a vacation.

Built in 1986

Essential Information

MLS® #	SW25164944
Price	\$765,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,814
Acres	0.17
Year Built	1986
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary, Modern
Status	Closed
Listing Agent	Kajsa Bushman
Listing Office	Grand Oak Realty

Community Information

Address	22335 Loch Lomond Drive
Area	SRCAR - Southwest Riverside County
Subdivision	N/A

City	Canyon Lake
County	Riverside
Zip Code	92587

## Amenities

Amenities	Barbecue, Clubhouse, Controlled Access, Dock, Fitness Center, Golf Course, Guard, Horse Trails, Maintenance Grounds, Meeting/Banquet/Party Room, Other Courts, Outdoor Cooking Area, Pickleball, Picnic Area, Playground, Pool, RV Parking, Security, Spa/Hot Tub, Tennis Court(s), Trail(s)
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	6
Parking	Concrete, Direct Access, Driveway, Garage, Garage Faces Front, Private
# of Garages	3
Garages	Concrete, Direct Access, Driveway, Garage, Garage Faces Front, Private
View	City Lights, Hills, Lake
Has Pool	Yes
Pool	Association, Filtered, Heated, In Ground, Private, Propane Heat
Security	Carbon Monoxide Detector(s), Gated Community, Gated with Guard

## Exterior

Exterior	Stucco
Exterior Features	Lighting
Lot Description	Front Yard, Rectangular Lot, Sprinkler System
Windows	Double Pane Windows, Screens, Skylight(s)
Roof	Asphalt, Flat
Construction	Stucco
Foundation	Slab

## Interior

Interior	Carpet, Laminate
Interior Features	Balcony, Block Walls, Breakfast Area, Granite Counters, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Separate/Formal Dining Room, Sunken Living Room, Walk-In Closet(s)
Appliances	Built-In Range, Dishwasher, Microwave, Refrigerator, Water Heater
Heating	Central, Fireplace(s), Natural Gas
Cooling	Central Air, Dual
Fireplace	Yes
Fireplaces	Living Room

# of Stories	2
Stories	Two

## School Information

District	Lake Elsinore Unified
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## Additional Information

Date Listed	September 18th, 2025
Days on Market	68
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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