

1121 Kings Cove Drive – The Story

peace·ful 1). free from disturbance; tranquil 2). 1121 Kings Cove Drive.

1121 Kings Cove Drive most definitely defines peaceful. Relaxation sets in as you enter through the gates into this beautiful luxury waterfront neighborhood of Kings Cove. Security, serenity and seclusion best describe the nature preserve-like surroundings of this community. Wildlife sightings include whitetail deer, turkey, raccoons, armadillos, and even the elusive gray fox and axis deer. Kings Cove residents also enjoy the benefit of no city property taxes.

The manicured front yard welcomes you to this wooded 3.15 acre waterfront (at normal lake level) lot. Built by HillTex Custom Homes this home was constructed with the highest quality materials, masterful engineering, highest efficiencies and beautiful appointments throughout. Plenty of natural light, low profile picture windows and views of the Texas Hill Country greet you upon entry. The current owners completed an extensive remodel in 2022-2023 (approx. \$170,000). Such upgrades include a double seam metal roof, leaf-block gutter system and HVAC system. All bathrooms have been remodeled including the primary ensuite bath down to the studs. Additional upgrades include a Smart-House system including door locks, lighting and window shades. Also recently added were Big Ass® fans, doors throughout including the front, garage, mud room and interior. Hardware for doors and cabinets, luxury plank vinyl flooring throughout the second level and fresh interior/exterior paint (see the uploaded “Updates, Upgrades and Features” sheet for a complete list). The chef’s kitchen was also remodeled including granite countertops, a farmhouse sink, an island cook area, custom cabinets, high end appliances and dual walk-in pantries. This open floor plan provides a high vaulted ceiling in the great room, a grand limestone rocked fireplace, spacious dining room, 3 bedrooms and 2.5 baths. The first level flex room allows for a 4th bedroom, study, workout space, sitting room or nursery. Wide hallways, solid doors, ample closet/storage space and timeless flooring are carried throughout the house. The recently remodeled oversized garage provides ample space for 3 vehicles. The garage updates include Swisstrax® flooring, smart garage door openers, door springs, door rollers, new cabinetry, workbenches, ceiling fans and lighting.

Step out onto the non-slip finish 1200 SQFT partially covered deck (2018) where grilling and chilling is a must. From there the soft bubbling sounds of the pool welcome you into a wonderful outdoor living area. The pool, built by Cody Pools (2017), was converted to a salt water system in 2023. The benefits of this home being situated on a bluff allows one to enjoy the glorious sunsets, miles of Hill Country views and the cove waters of Canyon Lake. The fire pit area adds a special touch to this amazing backyard space. The steps will lead you to a wonderful park-like setting. Throughout the property are a variety of mature trees such as the Texas Oak, Live Oak, Red Oak, Texas Juniper and Mountain Laurels. The cove shoreline is perfect for fishing, picnicking or just enjoying the Texas wildlife. Keep your canoes and kayaks close by for an easy launch into the water (at normal lake level). Or launch your water toys and boats at the nearby boat ramps.

Only a short drive to plenty of shopping, restaurants, hospitals, entertainment, The Whitewater Amphitheater, The Guadalupe River and Canyon Lake (the cleanest, clearest, coldest water in Texas), Austin and San Antonio. Close proximity are the quaint towns of New Braunfels, Gruene, Spring Branch and Bulverde. Seclusion, privacy and just plain better living await you at 1121 Kings Cove Drive.