



**FORWARD**  
REAL ESTATE

## **2630 Rocky Ridge Loop**

**Canyon Lake, TX 78133**

### **Interior Upgrades**

- New dishwasher installed.
- Replaced and added additional kitchen lighting.
- New pantry lighting.
- New hallway lighting.
- New fan/light fixtures in the living room and bedroom.
- Pantry expansion with new shelving.
- New programmable thermostat.
- Stove replaced.
- Refrigerator replaced.
- Laundry room remodeled.
- New master bathroom faucet installed.
- New regular bathroom faucet installed.
- New kitchen faucet installed.
- New dining area chandelier installed.
- New attic cellulose insulation installed.

### **Exterior Upgrades**

- Hilltop brush cleared and firepit boulders placed.
- New front yard trees and bushes planted, including Redbud, Crepe Myrtle, Rose of Sharon, and Jasmine.
- New mailbox installed.
- New shower heads in both bathrooms.
- New backyard lighting installed.
- Backyard land and dirt work with stone staircase formation.
- Front yard build-up and leveling.
- Backyard iron fence built with a side walk-through gate.
- French drain installed around the garage.
- Porch remodeled with cedar-wrapped posts.
- New computer board and battery for the front gate.

### **Services**

- Water heater serviced, flushed, and new ball valve installed by Shamrock Plumbing.
- A/C unit serviced yearly by JB AIRE.
- Heating unit serviced yearly by JB AIRE.
- Septic serviced three times yearly by JMA Wastewater Services.

### **Prime Location**

- Nestled in the desirable Rocky Creek Ranch, this property offers the perfect blend of tranquility and convenience.
- Just minutes from shopping, dining, and boat ramps, making everyday errands and leisure activities a breeze.
- Easy access to major cities like San Antonio and New Braunfels, providing ample opportunities for entertainment, shopping, and dining.

### **Exceptional Community Amenities**

- Enjoy a refreshing dip in the community swimming pool or host memorable events at the clubhouse.
- Family-friendly amenities include a playground, picnic areas, and pavilions, perfect for outdoor gatherings and relaxation.
- Experience the beauty of the nearby Guadalupe River and the stunning vistas of Canyon Lake, less than 10 minutes away.