

FEATURES & UPGRADES

1117 Hidden Forest Drive • Canyon Lake, TX 78133

Lake Ridge at Canyon Lake • Comal ISD | Built by Jarik Builders, LLC • Completed January 2025

3,353 Sq Ft • 4 Bed • 3.5 Bath • 2-Car Side-Entry Garage • 1.054 Acres

FLOOR PLAN

First floor • 2,102 sq ft — Entry, family room, kitchen, dining, walk-in pantry, utility, powder bath, primary suite, second ensuite bedroom, covered patio

Second floor • 1,251 sq ft — Game room, two bedrooms, full bath, two storage rooms, walk-in attic, covered balcony

- Two ensuite bedrooms on the main level, each with private bath and walk-in closet
- Walk-in closets in all four bedrooms
- Two living areas and two stacked covered outdoor rooms, 357.6 sq ft each
- No carpet on the first floor

STRUCTURE & ENERGY

Roof	Composition shingle with standing seam metal accents
Exterior	Board-and-batten, chopped limestone, stained cedar
Windows	Black-framed, tinted throughout
Insulation	SealTite Pro OCX open-cell spray foam
— Roof deck	5.5" nominal, performance-based R-20
— Walls, attic walls, thermal floor	3.5" nominal, R-13
Installer	Best Insulation • certification letter on file
Warranty	10-year structural, in place

KITCHEN

- Custom cabinetry to the ceiling, glass-front uppers at the range wall
- Granite countertops • oversized island seating three
- Workstation sink with integrated ledge • brass pull-down faucet
- Vent hood wrapped in white oak • stacked ceramic backsplash
- Under-cabinet lighting • wood-lined pot-and-pan drawers
- Walk-in pantry behind a cabinet-front door, wraparound shelving
- GE Profile five-burner gas cooktop • double wall ovens • stainless refrigerator

BATHS

Primary — Two separate vanities • quartz • freestanding soaking tub with wall-mounted filler • curbless walk-in shower, frameless glass, two heads • fan-shaped stone mosaic floor to ceiling • clerestory window within the shower • brass fixtures

Second main-level suite — Dual vanity in natural wood • quartz with matching backsplash • walk-in shower, frameless glass, floor-to-ceiling tile • hexagon stone-look flooring • brass fixtures

Upstairs — Compartmentalized layout • dual vanity • quartz • tub-shower with floor-to-ceiling tile • full-height linen tower

Powder — Fluted vanity • quartz • matte black fixtures

INTERIOR

- Wide-plank wood flooring throughout the first floor
- Linear fireplace in a plaster surround with white oak floating shelves and picture lighting
- Custom built-in shelving in the entry, living, and dining areas

- Two steel-framed glass interior doors with transoms
- Cathedral ceilings in both main-level bedrooms · white oak stair treads
- Custom plantation shutters, recessed lighting, and ceiling fans throughout
- In-ceiling speakers in the main living area
- Utility room with quartz folding counter and cabinetry
- Water softener, recently installed

GAME ROOM & STORAGE

- Wet bar with undermount sink, quartz counters, and under-cabinet lighting
- Beverage and wine refrigerator
- Two oversized storage rooms plus a wall of custom cabinetry
- Walk-in attic storage, suitable for build-out
- Four-panel sliding glass door to the covered balcony

OUTDOOR LIVING

Main level · 357.6 sq ft — Stone fireplace with raised hearth bench · stained tongue-and-groove ceiling · fan and recessed lighting · limestone column · opens to lawn

Second level · 357.6 sq ft — Stone fireplace · cathedral tongue-and-groove ceiling with exposed timber truss · fan and recessed lighting · cedar posts · horizontal metal railing · composite decking · views toward Canyon Lake

SITE

- 1.054 acres, level and heavily treed with mature live oaks
- Irrigated lawn · stone landscape beds
- Open cedar post fencing with wire panel infill
- Backs to private ranch land
- Circular concrete drive · oversized side-entry garage, 618.61 sq ft

SYSTEMS & UTILITIES

Electric	Pedernales Electric Cooperative
Water	The Texas Water Company
Propane	Longhorn Propane
Trash	Waste Connections
Wastewater	Aerobic septic, surface application
Septic permit	Comal County #117195 · maintenance contract active through 8/2/2027

COMMUNITY & LOCATION

Community pool and covered pavilion · resident lake access · short-term rentals permitted · Comal ISD · no city taxes · minutes to Potters Creek Park boat ramps · approximately 25 minutes to New Braunfels, one hour to San Antonio

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Information deemed reliable but not guaranteed. Buyer to verify all measurements, schools, restrictions, and HOA terms. Square footage per appraisal sketch on file.