

\$350,000 - 1459 Songbird Dr, Canyon Lake

MLS® #1821704S

\$350,000

2 Bedroom, 2.00 Bathroom, 1,583 sqft

Residential on 0.74 Acres

WATERFRONT PARK, Canyon Lake, TX

This cozy ranch house makes the perfect lake getaway - situated on a large, tree filled lot, it is the perfect size for a small family gathering or large family reunion. The circular drive has access to the front entrance as well as a separate "island like" front yard, and while the interior could use some updating, the bedrooms are large and the kitchen and baths have wonderful potential. Not looking to update now? No worries, it is very clean and livable and could be utilized right away. The backyard is fenced, and has a wonderful patio and upper deck. There is a lovely paved walking path down to the lake that is part of this property. The lake is currently way down, so, it seems as if the path goes to a field, but, you can get an idea of the potential if you walk down to see the water. This one is very special! Co-Listed with Tony Eguia

Built in 1973

Essential Information

MLS® #	1821704S
Price	\$350,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,583
Acres	0.74
Year Built	1973



Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Ranch
Status	Price Change
Pool Description	None

Water Feature/View

Is Waterfront	Yes
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Community Information

Address	1459 Songbird Dr
Area	2603
Subdivision	WATERFRONT PARK
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	Boat Ramp
Parking	Two Car Garage
# of Garages	2

Interior

Interior	One Living Area, Liv/Din Combo, Eat-In Kitchen, Breakfast Bar, Walk-In Pantry, Utility Room Inside
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One
# of Stories	1
Stories	1

Exterior

Exterior	Brick
Exterior Features	Patio Slab, Covered Patio, Deck/Balcony, Chain Link Fence
Lot Description	Lakefront

Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Call District
Middle	Call District
High	Call District

Additional Information

Date Listed	November 6th, 2024
Days on Market	363
HOA Fees	50
HOA Fees Freq.	Annually