

# \$247,500 - 18035 Fm 306 104, Canyon Lake

MLS® #1840224S

## \$247,500

2 Bedroom, 2.00 Bathroom, 1,115 sqft  
Townhouse/Condo

Lakeridge Townhomes, Canyon Lake, TX

Enjoy Serene Sunset Lake Views from this fully furnished and decorated 2 Bedroom 1 1/2 bath Townhome that backs up to the Corp of Engineers property. This adds privacy and additional outdoor space to BBQ, or walk a pet. Small quiet community fireplace, ground floor deck ,upstairs balcony, all appliances remain. Use for your getaway ,home, or short term rental, conveniently situated near shopping and restaurants. The area is centrally located between Austin and San Antonio in the rapid growing I-35 corridor with lots of nearby recreation Guadalupe River, Whitewater Amphitheater , Hiking Trails ,Parks, Canyon Dam, and more. The exterior has had recent roof and stucco improvements ,inside the central a/c and heat system ,and appliances have been upgraded. Lots of storage and parking come see this cozy townhome! ALL FURNITURE WILL CONVEY ready for your enjoyment or rental.

Built in 1984

## Essential Information

MLS® #	1840224S
Price	\$247,500
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,115



Year Built 1984  
Type Townhouse/Condo  
Sub-Type Townhome Style  
Status Active

**Water Feature/View**

View Canyon Lake  
Is Waterfront Yes  
Water Body Canyon Lake

**Community Information**

Address 18035 Fm 306 104  
Area 2607  
Subdivision Lakeridge Townhomes  
City Canyon Lake  
County Comal  
State TX  
Zip Code 78133-3345

**Amenities**

Amenities BBQ/Picnic Area, Canyon La

**Interior**

Interior Features One Living Area, All Bedro  
Ceilings, Living/Dining Com  
Level, Utility Area Inside  
Appliances City Water, Ceiling Fans, D  
Heater, Microwave Oven,  
Alarm, Stove/Range, Washer  
Heating Central  
Cooling One Central  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Living Room, One  
# of Stories 2  
Stories 2

**Exterior**

Exterior Brick, Stucco, Wood  
Exterior Features Bar-B-Que Pit/Grill, Deck/Balcony, Ground Floor Unit, Storage



	Building/Shed, Mature Trees
Roof	Metal
Construction	Pre-Owned

### **School Information**

District	Comal
Elementary	Mountain Valley
Middle	Mountain Valley
High	Canyon Lake

### **Additional Information**

Date Listed	February 6th, 2025
Days on Market	180
HOA Fees	200
HOA Fees Freq.	Monthly