

\$649,900 - 1025 Blue Water, Canyon Lake

MLS® #1853982S

\$649,900

3 Bedroom, 3.00 Bathroom, 2,270 sqft
Residential on 0.87 Acres

BLUE WATER ESTATES, Canyon Lake, TX

Lakefront Paradise with 135ft of Waterfront Access! Nestled just 20 minutes from New Braunfels and Bulverde, and a short drive to San Antonio and Austin, this stunning Canyon Lake home offers breathtaking lake views and direct water access. Step onto the beautifully manicured path through oak trees to enjoy serenity and recreation right at your doorstep. Originally built in 1982 and expanded in 2002, this 2,270 sqft home features soaring ceilings, a cozy wood-burning fireplace, custom built-ins, and large windows framing picturesque views. The gourmet kitchen boasts granite countertops and a lake-view sink. The primary suite offers floor-to-ceiling windows, a spa-like bath, and a California-style closet. Guest bedrooms include a flexible home office with ensuite bath. Bonus space alert: A finished attic adds 731+ sqft with built-in beds and hidden storage, perfect for extra guests or a private retreat. Seize the opportunity to own a true waterfront home at a fantastic value! With 135 feet of direct water access, this is your chance to enjoy lakefront living at an unbeatable price. As water levels rise, the potential for increased equity makes this the perfect time to buy. Step outside to a multi-level deck with privacy curtains, stunning views, and a sauna for relaxation. This property features 86 professionally trimmed oak trees, enhancing beauty and shade. Enjoy easy access to Canyon Lake's recreational activities and a peaceful lakeside lifestyle. Schedule a tour



today and make this dream home yours!

Built in 1982

Essential Information

MLS® #	1853982S
Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,270
Acres	0.87
Year Built	1982
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Texas Hill Country
Status	Active
Pool Description	None

Water Feature/View

View	Canyon Lake
Is Waterfront	Yes
Water Body	Canyon Lake

Community Information

Address	1025 Blue Water
Area	2603
Subdivision	BLUE WATER ESTATES
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	None
Parking	One Car Garage
# of Garages	1

Interior

Interior	1st Floor Lvl/No Steps, Two Living Area, Attic - Attic Fan, Attic - Finished, Breakfast Bar, Cable TV Available, High Speed Internet, Laundry in Kitchen, Open Floor Plan, Separate Dining Room, Walk in Closets
Appliances	Attic Fan, Ceiling Fans, Custom Cabinets, Disposal, Dryer Connection, Dishwasher, Electric Water Heater, Ice Maker Connection, Microwave Oven, Self-Cleaning Oven, Smooth Cooktop, Stove/Range, Washer Connection
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, One, Wood Burning
# of Stories	1
Stories	1

Exterior

Exterior	Stucco, Stone/Rock
Exterior Features	Covered Patio, Double Pane Windows, Deck/Balcony, Patio Slab, Mature Trees, Water Front Improved
Lot Description	1/2-1 Acre, Canyon Lake, County Vlew, Improved Water Front, Lakefront, Level, Mature Trees (ext feat), Sloping, Water View, Water Access, On Waterfront
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	STARTZVILLE
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	March 29th, 2025
Days on Market	195
HOA Fees	100
HOA Fees Freq.	Annually