

\$1,800,000 - 985 Janet, Canyon Lake

MLS® #1854592S

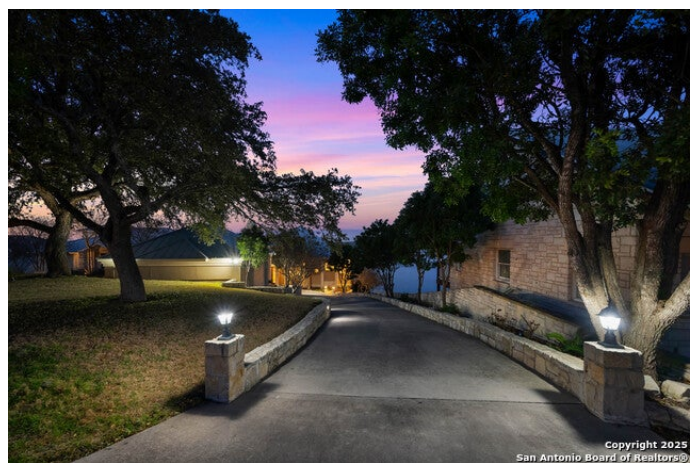
\$1,800,000

4 Bedroom, 5.00 Bathroom, 4,291 sqft

Residential on 0.66 Acres

VILLAGE WEST, Canyon Lake, TX

Nestled in an exclusive gated neighborhood, this stunning two-story home offers a rare opportunity to own a piece of paradise overlooking the breathtaking Canyon Lake. This immaculate property is truly one-of-a-kind, combining luxury, comfort, and unparalleled views. Located in a prestigious gated community, this home provides both privacy and security while granting direct access to the serene waters of Canyon Lake. The property boasts four spacious bedrooms, four full bathrooms, and a half bathroom. Inside, you'll find two magnificent living rooms. One offers expansive views of the lake, creating a seamless connection between the indoors and outdoors, while the second provides a cozy retreat for relaxation or entertaining. The custom kitchen is the heart of the home, designed to impress even the most discerning chefs. It overlooks the main living room and is equipped with top-of-the-line appliances and ample counter space, making it a dream for culinary enthusiasts. The formal dining room is perfect for hosting elegant dinners and creating cherished memories with family and friends. For those who love to entertain, this home includes two walk-behind wet bars. Additionally, there's a versatile flex space that can be tailored to meet your needs, whether as a home office, gym, or lounge space. The allure of this property extends beyond its interior. You can spend your days basking in the sun, swimming in the crystal-clear waters of Canyon Lake, or



enjoying water sports right from your backyard. The outdoor space is perfect for hosting barbecues, relaxing with a good book, or simply soaking in the tranquility of lakeside living. This waterfront masterpiece is more than just a home; it's a lifestyle. Don't miss the chance to make this exceptional property your own and experience the unmatched beauty and serenity of Canyon Lake living.

Built in 1999

Essential Information

MLS® #	1854592S
Price	\$1,800,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,291
Acres	0.66
Year Built	1999
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Traditional
Status	Active
Pool Description	None

Water Feature/View

View	Canyon Lake
Is Waterfront	Yes
Water Body	Canyon Lake

Community Information

Address	985 Janet
Area	2603
Subdivision	VILLAGE WEST
City	Canyon Lake
County	Comal

State	TX
Zip Code	78133

Amenities

Amenities	Controlled Access, Boat Ramp, Waterfront Access
Parking	Detached
# of Garages	3

Interior

Interior	Two Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Study/Library, Utility Room Inside, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Telephone, Walk in Closets, Attic - Pull Down Stairs, Attic - Partially Floored
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Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Wet Bar, Vent Fan, Smoke Alarm, Security System (Owned), Electric Water Heater, Garage Door Opener, Down Draft, Solid Counter Tops, Double Ovens, Custom Cabinets, 2+ Water Heater Units, Propane Water Heater, Trash Compactor
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Heating	Central
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Cooling	Three+ Central
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	One, Living Room, Wood Burning, Gas Starter
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# of Stories	2
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Stories	2
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Exterior

Exterior	4 Sides Masonry, Stone/Rock, Stucco
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Exterior Features	Patio Slab, Covered Patio, Deck/Balcony, Sprinkler System, Double Pane Windows, Special Yard Lighting, Mature Trees, Wire Fence, Has Gutters, Water Front Improved
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Lot Description	Cul-de-Sac/Dead End, 1/2-1 Acre, Mature Trees (ext feat), Sloping, Canyon Lake, Improved Water Front, Lakefront, Water View, On Waterfront
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Roof	Metal
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Construction	Pre-Owned
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Foundation	Slab
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School Information

District	Comal
Elementary	Call District
Middle	Call District
High	Call District

Additional Information

Date Listed	April 1st, 2025
Days on Market	111
HOA Fees	200
HOA Fees Freq.	Annually
Gated Community	Yes