

\$247,500 - 1256 Cougar 6a, Canyon Lake

MLS® #1859625S

\$247,500

2 Bedroom, 2.00 Bathroom, 1,158 sqft
Townhouse/Condo

N/A, Canyon Lake, TX

Discover the epitome of lake living with this magnificent 2-bedroom, 2-bathroom condominium, offering breathtaking 180-degree views of Canyon Lake. Nestled in the coveted Cougar Ridge Condos on the north side of Canyon Lake, Texas, this home is a true gem, boasting an array of upgrades. Here's a glimpse of what awaits: Enjoy the elegance and durability of new vinyl flooring throughout the entire condo. Both bathrooms and the kitchen have new quartz countertops, new shower and tile, complemented by custom vanities and toilets. Recessed lighting and new ceiling fans, and fully repainted to provide a fresh, contemporary look. In addition, a new hot water heater, new microwave, stunning new stone fireplace, new roof installed within the last two years ensures peace of mind. Unmatched Location and Amenities! Beyond the condo's updated interior, the location offers a wealth of activities and conveniences. Take a refreshing dip in the community's sparkling pool or take a short drive to Jacob's Creek Park. The Canyon Lake Marina and Brookshire Brother's located just across 306. Enjoy tubing on the Guadalupe River, dining at popular restaurants, and exploring local bars and shops. Located only 20 minutes from New Braunfels and Gruene, and a short drive to Wimberley, where you can experience Market Days, the scenic Blanco River, Jacob's Well, and Blue Hole. A 35-minute drive to the San Marcos Outlet malls promises endless shopping opportunities. Embrace the idyllic



lake life and make this stunning condo your new home. With its combination of luxurious upgrades, prime location, and spectacular views, this property is sure to be in high demand. Schedule your showing today before this spectacular opportunity slips away!

Built in 1983

Essential Information

MLS® #	1859625S
Price	\$247,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,158
Year Built	1983
Type	Townhouse/Condo
Sub-Type	Low-Rise (1-3 Stories)
Status	Active
Has Pool	Yes

Water Feature/View

View	Canyon Lake
Water Body	Canyon Lake

Community Information

Address	1256 Cougar 6a
Area	2606
Subdivision	N/A
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	Lake/River Park, BBQ/Picnic Area, Canyon Lake, Pool
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Interior

Interior Features	One Living Area, Breakfast Bar, Laundry Main Level, Laundry Room, Separate Dining Room
Appliances	Ceiling Fans, Stove/Range, Disposal, Dishwasher, Stacked Washer/Dryer
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One
# of Stories	2
Stories	2

Exterior

Exterior	Stucco, Rock/Stone Veneer
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Mountain Valley
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	April 18th, 2025
Days on Market	127
HOA Fees	714
HOA Fees Freq.	Quarterly