

\$449,999 - 537 Dusty Saddle, Canyon Lake

MLS® #1862706S

\$449,999

3 Bedroom, 2.00 Bathroom, 1,478 sqft

Residential on 0.16 Acres

CANYON LAKE VILLAGE, Canyon Lake, TX

Motivated Seller! Just minutes from Boat Ramp 2 with dedicated boat parking along the side of the house, this fully furnished Canyon Lake retreat is ready for your lake-life adventures. Perfect for short-term rentals or a private getaway, the home offers 3 bedrooms, 2 bathrooms, and a bright, open layout with breathtaking lake and Hill Country views. The primary suite is on the main floor, with two guest rooms upstairs. A modern kitchen with custom cabinetry, a large island, and quartz countertops flows into the living area, where sliding glass doors lead to a spacious deck-ideal for relaxing or entertaining. Upgrades include exposed cedar beams, designer tile, and abundant natural light. Neighborhood perks include a pool and clubhouse overlooking the lake, plus a prime south-side location near Boat Ramp 1, walking trails, the Whitewater Amphitheater, and the towns of Gruene, Wimberley, and New Braunfels.

Built in 2021

Essential Information

MLS® #	1862706S
Price	\$449,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,478



Acres	0.16
Year Built	2021
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Contemporary, Texas Hill Country
Status	Active
Pool Description	None

Community Information

Address	537 Dusty Saddle
Area	2603
Subdivision	CANYON LAKE VILLAGE
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	Pool, Clubhouse
Parking	None/Not Applicable

Interior

Interior	One Living Area, Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Utility Room Inside, High Ceilings, Open Floor Plan, High Speed Internet, Laundry Main Level
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Washer, Dryer, Built-In Oven, Microwave Oven, Refrigerator, Disposal, Dishwasher, Smoke Alarm, Security System (Owned), Pre-Wired for Security, Electric Water Heater, Solid Counter Tops, Custom Cabinets, Private Garbage Service
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	2
Stories	2

Exterior

Exterior	Siding
Roof	Composition
Construction	Pre-Owned

Foundation Slab

School Information

District	Comal
Elementary	Mountain Valley
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	May 1st, 2025
Days on Market	184
HOA Fees Freq.	Annually