

\$889,998 - 718 Park Shores, Canyon Lake

MLS® #1871619S

\$889,998

3 Bedroom, 3.00 Bathroom, 2,612 sqft

Residential on 1.38 Acres

CANYON LAKE SHORES, Canyon Lake, TX

Experience the serenity and versatility of this 1.38-acre lakefront estate, ideally situated where the Guadalupe River flows into Canyon Lake. With no HOA restrictions, this remarkable property offers a rare combination of privacy, flexibility, and stunning views. The home features 3 bedrooms and 3 bathrooms, each guest room offering its own ensuite bath and walk-in closet for comfort and privacy. The spacious primary suite includes dual closets and sweeping views of the lake, creating a peaceful retreat. Natural light pours into the living room through expansive windows, where you can enjoy unobstructed lake views and the warmth of a wood-burning fireplace. The kitchen is outfitted with solid oak cabinets, island, breakfast bar and walk-in pantry, with ample counter and cabinetry space. A guest suite upstairs features its own balcony with panoramic lake views. Step outside to enjoy a range of inviting outdoor features-from the iron gazebo perched along the shoreline, to concrete steps that lead directly to the water, where you can enjoy fishing or water activities from your shore. The backyard showcases a koi-filled lily pond with a tranquil waterfall, and a privacy fence with iron gates offers added security and seclusion. Additional highlights include a generator powered by a 350-gallon propane tank, a private well with water softener, and a 7-year-old HVAC system with a transferable 10-year warranty. The carports, metal building, and shed all convey, with plenty of space for RV and boat parking.



Located just minutes from boat ramps 22 and 23, this lakefront retreat is ready to accommodate a range of lifestyles-whether you're dreaming of peaceful lakeside living, hosting unforgettable gatherings, or launching a short-term rental venture. Schedule your private showing today!

Built in 2004

Essential Information

MLS® #	1871619S
Price	\$889,998
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,612
Acres	1.38
Year Built	2004
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Active
Pool Description	Hot Tub

Water Feature/View

Is Waterfront	Yes
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Community Information

Address	718 Park Shores
Area	2607
Subdivision	CANYON LAKE SHORES
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	Boat Dock, Boat Ramp, Fishing Pier, Lake/River Park, Waterfront
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	Access
Parking	Two Car Garage, Side Entry
# of Garages	2

Interior

Interior	Two Living Area, Separate Dining Room, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Walk-In Pantry, Utility Room Inside, Open Floor Plan, Walk in Closets
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Disposal, Dishwasher
Heating	Central, Heat Pump, 2 Units
Cooling	Heat Pump, Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One
# of Stories	2
Stories	2

Exterior

Exterior	Stucco
Exterior Features	Double Pane Windows, Mature Trees, Gazebo
Lot Description	1 - 2 Acres, Lakefront
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Mountain Valley
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	June 6th, 2025
Days on Market	115