

# \$735,000 - 2179 Glenn Dr, Canyon Lake

MLS® #1871921S

**\$735,000**

3 Bedroom, 4.00 Bathroom, 2,414 sqft  
Residential on 0.35 Acres

ASTRO HILLS, Canyon Lake, TX

**\$10,000 in SELLERS CONCESSIONS!!**  
**WATERFRONT with PRIVATE LAKE ACCESS and a CASITA!** This exceptional property offers direct lakefront access and breathtaking water views with the unparalleled freedom of NO HOA. The inviting 2-story main residence spans 1,998 sq ft, thoughtfully designed for comfort and lakeside living. It features 3 spacious bedrooms and 2.5 baths, highlighted by a highly sought-after **DOWNSTAIRS MASTER SUITE** offering convenience and privacy. The main living areas are perfect for relaxing or entertaining while soaking in the serene lake atmosphere. Enhancing this unique offering is a charming, detached **LAKEFRONT CABANA** (416 sq ft) complete with a full bath. This versatile space boasts incredible views and is ideal as a private guest suite, inspiring home office, art studio, or a tranquil retreat. Imagine morning coffee watching the sunrise over the water, afternoons filled with lake activities right from your doorstep, and evenings enjoying the peaceful ambiance. With a combined living space of over 2,400 sq ft, this property provides ample room for family, guests, and creating lasting memories. No worries if the lake gets lower because this property will border the Guadalupe River and become riverfront, and on top of that a massive green belt is being created housing amazing wildlife and that no one can ever build on! This is more than a home; it's a lifestyle. Don't miss this rare opportunity to own a flexible,



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multi-dwelling waterfront property on Canyon Lake without the restrictions of an HOA. Your lakefront dream awaits! Schedule your private showing today.

Built in 1986

**Essential Information**

MLS® #	1871921S
Price	\$735,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,414
Acres	0.35
Year Built	1986
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Split Level, Texas Hill Country
Status	Active
Pool Description	None

**Water Feature/View**

View	Canyon Lake
Is Waterfront	Yes
Water Body	Canyon Lake

**Community Information**

Address	2179 Glenn Dr
Area	2603
Subdivision	ASTRO HILLS
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

**Amenities**

Amenities	None
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Parking	Two Car Garage
# of Garages	2

### **Interior**

Interior	Two Living Area, Liv/Din Combo, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, High Ceilings, Walk in Closets, Laundry in Garage
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Washer, Dryer, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Stove/Range, Refrigerator, Dishwasher, Smoke Alarm, Electric Water Heater, Plumb for Water Softener, Cook Top, Water Softener (owned)
Heating	Central
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One
# of Stories	2
Stories	2

### **Exterior**

Exterior	Brick
Lot Description	1/4 - 1/2 Acre, Mature Trees (ext feat), Bluff View, Canyon Lake, County View, Improved Water Front, Lakefront, Unimproved Water Front, Water View, Water Access, On Waterfront
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

### **School Information**

District	Comal
Elementary	STARTZVILLE
Middle	Mountain Valley
High	Canyon Lake

### **Additional Information**

Date Listed	June 2nd, 2025
Days on Market	127