

\$580,900 - 2260 Rocky Ridge Loop, Canyon Lake

MLS® #1874790S

\$580,900

2 Bedroom, 3.00 Bathroom, 2,100 sqft

Residential on 1.19 Acres

ROCKY CREEK RANCH, Canyon Lake, TX

Discover your dream home in a peaceful setting, just moments away from the beautiful Canyon Lake! Nestled on a spacious 1.19-acre corner lot, this meticulously maintained 2-bedroom, office, 2.5-bath, single-story gem offers the perfect blend of comfort and tranquility. Inside, you'll find a newly remodeled shower that adds a sleek, modern touch to the master bath. The open and inviting layout creates a perfect flow for both relaxation and entertaining. All appliances are included, making this home even more convenient-washer, dryer, and two refrigerators-so you can move in and settle right away. Step outside, and you'll be greeted by a private in-ground pool, perfect for unwinding or hosting family and friends. The mature oak trees surrounding the property provide a natural canopy of shade, creating a serene environment to enjoy year-round. Septic Tank was recently drained and compressor was rebuilt. For those with recreational hobbies, the property features a detached RV/Boat/Workshop space, offering versatile storage or workspace options. Workshop includes private office with mini split A/C unit. As a corner lot, this home also offers additional privacy and space, making it a true retreat. With Canyon Lake just a short distance away, you'll have easy access to outdoor activities like boating, hiking, and scenic views. Plus, the convenience of nearby shops and restaurants ensures that you're never far from what you need, combining the best of



seclusion and accessibility. Don't miss your chance to own this one-of-a-kind property!

Built in 2013

Essential Information

MLS® #	1874790S
Price	\$580,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,100
Acres	1.19
Year Built	2013
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Texas Hill Country
Status	Active
Has Pool	Yes
Pool Description	In Ground Pool, Fenced Pool

Water Feature/View

View	Canyon Lake
Water Body	Canyon Lake

Community Information

Address	2260 Rocky Ridge Loop
Area	2606
Subdivision	ROCKY CREEK RANCH
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	Pool, Clubhouse, Park/Playground, Basketball Court, Guarded Access, Volleyball Court
Parking	Two Car Garage, Detached, Oversized, Converted Garage

of Garages 2

Interior

Interior One Living Area, Eat-In Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Shop, Utility Room Inside, 1st Floor Lvl/No Steps, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Walk in Closets, Attic - Partially Floored, Attic - Permanent Stairs, Converted Garage

Appliances Ceiling Fans, Washer Connection, Dryer Connection, Washer, Dryer, Cook Top, Microwave Oven, Stove/Range, Refrigerator, Dishwasher, Water Softener (owned), Electric Water Heater, Garage Door Opener, Plumb for Water Softener, Smooth Cooktop, Solid Counter Tops, Custom Cabinets, Satellite Dish (owned)

Heating Central, Heat Pump

Cooling One Central, Heat Pump

Fireplace Yes

of Fireplaces 1

Fireplaces One, Living Room, Wood Burning

of Stories 1

Stories 1

Exterior

Exterior Stone/Rock, Stucco

Exterior Features Patio Slab, Covered Patio, Privacy Fence, Storage Building/Shed, Has Gutters, Workshop

Lot Description Corner, 1 - 2 Acres, Canyon Lake

Roof Composition

Construction Pre-Owned

Foundation Slab

School Information

District Comal

Elementary Rebecca Creek

Middle Mountain Valley

High Canyon Lake

Additional Information

Date Listed June 11th, 2025

Days on Market 138

HOA Fees 97

HOA Fees Freq. Annually