

\$325,000 - 784 Hill Top, Canyon Lake

MLS® #1875256S

\$325,000

3 Bedroom, 2.00 Bathroom, 1,244 sqft

Residential on 0.40 Acres

CANYON LAKE VILLAGE, Canyon Lake, TX

Hillside Canyon Lake Retreat! Tucked into the trees with stunning Hill Country views, this completely remodeled and charming 3-bedroom, 2-bathroom home offers peaceful living just minutes from Canyon Lake. THIS IS A DOUBLE LOT of .41 ACRES WITH PLENTY OF PARKING FOR BOATS AND RV'S. PLUS, there's an RV hook up that can also be converted to electric vehicle charging hook up. Imagine sipping your morning coffee on the covered front porch or relaxing in the evening breeze on the spacious back deck-this home invites you to slow down and soak in nature. Inside, an open layout with vinyl wood plank flooring and a wood burning fireplace creates a warm and welcoming atmosphere, ideal for both everyday living and weekend entertaining. The living room flows seamlessly into the kitchen and dining area, allowing conversation and connection to take center stage. Each bedroom offers generous space and natural light, with thoughtful design touches throughout the home that add both comfort and style. Surrounded by mature trees and set on a hillside, the property delivers the sense of seclusion without sacrificing convenience. Whether you're enjoying a weekend escape or making this your full-time residence, outdoor adventures await with nearby Canyon Lake, scenic hiking trails, and local shops and dining. This is Hill Country living at its best-private, peaceful, and full of possibility. And the neighborhood pool is spectacular for a membership fee of only \$150



per year.

Built in 1971

Essential Information

MLS® #	1875256S
Price	\$325,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,244
Acres	0.40
Year Built	1971
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Traditional
Status	Active
Pool Description	None

Water Feature/View

View	Canyon Lake
Water Body	Canyon Lake

Community Information

Address	784 Hill Top
Area	2603
Subdivision	CANYON LAKE VILLAGE
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	Waterfront Access, Pool, Clubhouse, Jogging Trails, Boat Ramp
Parking	None/Not Applicable

Interior

Interior	One Living Area, Liv/Din Combo, Utility Room Inside, Secondary Bedroom Down, 1st Floor Lvl/No Steps, Open Floor Plan, Cable TV
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	Available, All Bedrooms Downstairs, Laundry in Closet, Laundry Main Level, Laundry Room, Walk in Closets, Attic - Access only
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Self-Cleaning Oven, Microwave Oven, Stove/Range, Gas Cooking, Refrigerator, Dishwasher, Ice Maker Connection, Vent Fan, Smoke Alarm, Gas Water Heater, Private Garbage Service

Heating	3+ Units
Cooling	3+ Window/Wall, Heat Pump

Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room, Wood Burning
# of Stories	1
Stories	1

Exterior

Exterior	Siding
Exterior Features	Covered Patio, Deck/Balcony, Mature Trees, Storm Doors
Lot Description	On Greenbelt, Bluff View, County View, 1/4 - 1/2 Acre, Wooded, Mature Trees (ext feat), Sloping, Canyon Lake
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 12th, 2025
Days on Market	142
HOA Fees	24
HOA Fees Freq.	Annually