

\$3,250,000 - 1155 Blue Water Drive, Canyon Lake

MLS® #1877121S

\$3,250,000

6 Bedroom, 7.00 Bathroom, 6,426 sqft
Residential on 4.34 Acres

RUST ACRES, Canyon Lake, TX

**** Owner Financing available ** PRICED TO MOVE**, this is one of the **BEST LUXURY VALUES** available on Canyon Lake. A true gem at this new price point. Welcome to your private, lakefront paradise situated on an ultra-rare 4.54+/- acre estate with approximately 385+/- feet of stunning waterfront. This one-of-a-kind compound blends timeless Hill Country luxury with lifestyle and entertainment features no other property on the lake can match. The main residence offers 5,766 square feet of living space with five spacious bedrooms-each with its own private en-suite bath-and a total of five and a half bathrooms. The home is flooded with natural light, soaring ceilings, and panoramic lake views. The chef's kitchen is fully outfitted with premium appliances, custom cabinetry, and generous prep space, perfect for entertaining or everyday enjoyment. The entire second floor is dedicated to a grand owner's suite, complete with spa-style bathroom, dual walk-in closets, a private flex space, and its own balcony overlooking the water. Additional features include wood floors, Sonos surround sound, designer smart lighting, and a billiards room for added entertainment. A detached 660 square foot guest house offers a one-bedroom, one-bath layout with a clawfoot tub and glass shower that overlooks the lake-ideal for guests or extended family. The outdoor living is exceptional, with a resort-style pool overlooking the lake, an oversized outdoor



kitchen for hosting al fresco meals, and expansive patios that offer ample space for lounging or entertaining. The showpiece of the property is the 2,000 square foot barn, which has been transformed into a private dance hall and bar, complete with sound system, lighting, stage, and upstairs guest quarters. This home is being sold turn-key with only a few exclusions, making it a rare opportunity to move in and enjoy immediately. Owner financing is also available. Luxury homes with this amount of land, waterfront, and amenities rarely come available-especially at this price. Don't miss your opportunity to own one of the most unique and exciting properties on Canyon Lake.

Built in 2003

Essential Information

MLS® #	1877121S
Price	\$3,250,000
Bedrooms	6
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	6,426
Acres	4.34
Year Built	2003
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Active
Has Pool	Yes
Pool Description	In Ground Pool

Water Feature/View

View	Canyon Lake
Is Waterfront	Yes
Water Body	Canyon Lake

Community Information

Address	1155 Blue Water Drive
Area	2603
Subdivision	RUST ACRES
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	Waterfront Access, Other - See Remarks, Boat Ramp
Parking	Detached
# of Garages	4

Interior

Interior	Two Living Area, Separate Dining Room, Eat-In Kitchen, Island Kitchen, Walk-In Pantry, Study/Library, Game Room, Utility Room Inside, Secondary Bedroom Down, Cable TV Available, High Speed Internet, Laundry Main Level, Walk in Closets
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Gas Cooking, Refrigerator, Disposal, Dishwasher, Water Softener (owned), Garage Door Opener, Solid Counter Tops, Custom Cabinets, Dryer, Security System (Owned), Wet Bar, Washer
Heating	Other
Cooling	Other
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Two
# of Stories	2
Stories	2

Exterior

Exterior	4 Sides Masonry, Stone/Rock, Stucco
Exterior Features	Covered Patio, Bar-B-Que Pit/Grill, Gas Grill, Deck/Balcony, Mature Trees, Detached Quarters, Additional Dwelling, Outdoor Kitchen, Water Front Improved
Lot Description	County View, Water View, 2 - 5 Acres, Mature Trees (ext feat), Canyon Lake, Gently Rolling, Improved Water Front, Lakefront, Other Water Access - See Remarks, Secluded, Water Access, On Waterfront

Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Call District
Middle	Call District
High	Call District

Additional Information

Date Listed	June 19th, 2025
Days on Market	89