

\$494,500 - 1201 Oblate, Canyon Lake

MLS® #1878518S

\$494,500

6 Bedroom, 4.00 Bathroom, 4,806 sqft

Residential on 0.92 Acres

CANYON SPRINGS RESORT, Canyon Lake, TX

A classic Canyon Lake home + MORE! Step inside and you'll quickly see - this property isn't just one home, it's THREE. 3 doors, 3 stories, 3 ways to live the lake life while *building income* along the way. The main residence sets the stage - Renovated in 2024, it's open and bright, with a kitchen that begs for family breakfasts and a stone-fireplace living room perfect for long evenings after a day at the lake. Downstairs, a finished basement offers space for a game room, office, or extra guests-flexibility built right in. Just a few steps away, the detached guest house tells a different story: private, completely remodeled, and ready to welcome long-term tenants or vacation guests. With its own fenced yard and covered parking, it feels like its own little retreat. And then?! There's the upstairs apartment-a cozy one-bedroom with its own entrance, storage, and character. Ideal for guests who want their own perch or renters who love being part of a lively lake community.

Out back, a shaded, fenced yard brings everyone together-room to host BBQs, add a hot tub, or simply relax under the Hill Country sky. And when the lake calls? Boat Ramp 7 is just around the corner. Even with lower water levels, neighbors here know how to make the most of lake life-and this home puts you right in the middle of it. This is more than a property. It's a place where you can live, host, and invest all at once-a family compound, a rental dream, or a mix of both. At



1201 Oblate Dr, Canyon Lake, the story is yours to write. Specs: Main Residence ~ 2,500 SF + 400 SF finished basement (gameroom, bedroom, office - what will you make it?). Renovated in 2024 with a bright, open kitchen, large pantry, and a massive family room with stone fireplace. Includes 3 beds, 2 baths, enclosed patio, and new roof.

Detached Guest House ~1,136 SF. Completely remodeled 2-bedroom, 1-bath unit with its own entrance, fenced yard and covered parking. Private and ideal for long-term rental or Airbnb. Upstairs Apartment ~ 900 SF. 1-bedroom, 1-bath with its own entrance, ample storage, and rental-ready condition. Outside of all the indoor living opportunity, you'll have a huge, shaded, fenced backyard to allow for common space AND private entertainment! And?! Beyond the property itself, take advantage of lake life with CL's most favorite boat ramps - and yes, water is down but come check out how residents are still living their best life at boat ramp 7!

Built in 1975

Essential Information

MLS® #	1878518S
Price	\$494,500
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	4,806
Acres	0.92
Year Built	1975
Type	Residential
Sub-Type	Single Family Detached
Style	Split Level
Status	Active
Pool Description	None

Community Information

Address	1201 Oblate
Area	2603
Subdivision	CANYON SPRINGS RESORT
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	Waterfront Access, Pool, Clubhouse, Park/Playground, Sports Court, BBQ/Grill, Boat Ramp
Parking	None/Not Applicable

Interior

Interior	Two Living Area, Separate Dining Room, Study/Library, Loft, Utility Room Inside, Laundry Main Level, Laundry Room
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Dishwasher
Heating	3+ Units
Cooling	3+ Window/Wall
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One
# of Stories	2
Stories	2+

Exterior

Exterior	Stone/Rock, Siding
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	STARTZVILLE
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	June 25th, 2025
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Days on Market	95
HOA Fees	18
HOA Fees Freq.	Annually