

\$525,000 - 617 Lake Island, Canyon Lake

MLS® #1884784S

\$525,000

3 Bedroom, 3.00 Bathroom, 1,698 sqft

Residential on 0.45 Acres

CANYON LAKE ISLAND, Canyon Lake, TX

Take in breathtaking sunrise and sunset views over the turquoise waters of Canyon Lake from this beautifully positioned 3-bedroom, 2.5-bath home. Sitting on a rare street-to-street lot just under half an acre (.44 acres) with no mandatory HOA, this property offers space, flexibility, and stunning views in the sought-after Canyon Lake Island subdivision near Potters Creek. Designed with an upside-down floor plan, the kitchen, living, and primary suite are all located on the second floor to fully capitalize on the panoramic lake views. Soaring ceilings, floor-to-ceiling windows, and expansive upper and lower decks make this home perfect for relaxing or entertaining. Two secondary bedrooms are located downstairs, offering a private retreat for guests or family. Interior features include stained concrete and laminate wood flooring, granite countertops, and stainless steel appliances—all within a bright, open layout that maximizes comfort and natural light. With the lake rising again thanks to recent rains, now is the perfect time to enjoy lake life. There's ample space to park your boat or lake toys, and the nearest boat launch is just 5 minutes away (currently closed), with others only a short drive farther. As a resident, you'll also enjoy access to a private lake park, perfect for picnics, swimming, and soaking up the scenic shoreline. Plus, you're just minutes from the marina, local restaurants, and the grocery store.



Built in 2013

Essential Information

MLS® #	1884784S
Price	\$525,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,698
Acres	0.45
Year Built	2013
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Active
Pool Description	None

Water Feature/View

View	Canyon Lake
Water Body	Canyon Lake

Community Information

Address	617 Lake Island
Area	2607
Subdivision	CANYON LAKE ISLAND
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	Lake/River Park
Parking	Two Car Garage, Attached
# of Garages	2

Interior

Interior	One Living Area, Liv/Din Combo, Eat-In Kitchen, Breakfast Bar, Utility Room Inside, Secondary Bedroom Down, High Ceilings, High Speed Internet
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Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Dishwasher, Electric Water Heater, Solid Counter Tops
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	2
Stories	2

Exterior

Exterior	Stone/Rock, Siding, Cement Fiber
Exterior Features	Covered Patio, Deck/Balcony, Double Pane Windows, Cross Fenced
Lot Description	Water View, 1/4 - 1/2 Acre, Level, 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	July 17th, 2025
Days on Market	11