

# \$1,195,000 - 502 Cindy Dr, Canyon Lake

MLS® #1895154S

**\$1,195,000**

4 Bedroom, 3.00 Bathroom, 3,170 sqft

Residential on 0.62 Acres

CANYON LAKE VILLAGE WEST, Canyon Lake, TX

With a million dollar view as its focal point, this .62 acre property delivers the lake lifestyle without compromise. Luxury finishes, a flexible multi level layout and turnkey furnishings create a rare offering on Canyon Lake for you to make this your dream lake house retreat or short term rental money maker! Airbnb short term rental is allowed by the HOA. You wait, you miss out! The fully furnished residence features 4 bedrooms and 3 full baths across 3,170 sqft. Highlighted by an open concept main level with living, dining and kitchen together for easy entertaining. Picturesque bay windows in the dining room give you an amazing view of the lake. Granite countertops and a huge frameless window over looking your backyard full of nature and no neighbors. Gas cooking is provided to the kitchen and outdoor grill by the propane tank located in the backyard. You'll also find a guest bedroom, full bath, office nook and laundry room on the main level. The third floor owner's suite is a private haven with a covered wraparound balcony, a wet bar, a spa bath with an expansive walk in shower with two shower heads, a soaking tub and a huge custom closet. The primary bedroom has the same bay windows as the dining room giving you even more beautiful views of the lake right from your bed. The lower level adds two bedrooms connected by a Jack and Jill bath and a secondary living room / game room. One bedroom opens through glass doors to



another covered wraparound balcony. 3 covered wraparound balconies in total. All weather resistant, create multiple outdoor living zones focused on a sweeping Canyon Lake panorama view. A 2 car garage is designed to house a boat and an extra large SUV. Installed in the kitchen sink is an Alkaviva vesta h2 water ionizer that makes alkaline or acidic hydrogen water. Advanced water softener included. The HOA provides a pool, tennis court, clubhouse and a boat ramp 6 minutes away. Boat ramp is located at 2410 Colleen Dr

Built in 2014

### **Essential Information**

MLS® #	1895154S
Price	\$1,195,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,170
Acres	0.62
Year Built	2014
Type	Residential
Sub-Type	Single Family Detached
Style	3 or More, Texas Hill Country
Status	Active
Pool Description	None

### **Water Feature/View**

View	Canyon Lake
Is Waterfront	Yes
Water Body	Canyon Lake

### **Community Information**

Address	502 Cindy Dr
Area	2603
Subdivision	CANYON LAKE VILLAGE WEST

City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

### **Amenities**

Amenities	Waterfront Access, Pool, Tennis, Clubhouse, Park/Playground, Boat Ramp
Parking	Two Car Garage, Attached, Oversized
# of Garages	2

### **Interior**

Interior	Two Living Area, Separate Dining Room, Eat-In Kitchen, Walk-In Pantry, Utility Room Inside, Open Floor Plan
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Gas Cooking, Dishwasher, Water Softener (owned), Wet Bar, Electric Water Heater, Solid Counter Tops
Heating	Central
Cooling	Three+ Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room, Gas Logs Included
Stories	3+

### **Exterior**

Exterior	Stucco, Cement Fiber, Rock/Stone Veneer
Exterior Features	Covered Patio, Gas Grill, Deck/Balcony, Mature Trees
Lot Description	1/2-1 Acre, Mature Trees (ext feat), Gently Rolling, Canyon Lake, Lakefront, Water View
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

### **School Information**

District	Comal
Elementary	Mountain Valley
Middle	Mountain Valley
High	Canyon Lake

### **Additional Information**

Date Listed	August 24th, 2025
Days on Market	48
HOA Fees	24
HOA Fees Freq.	Annually