

\$695,500 - 1761 Lakeside W, Canyon Lake

MLS® #1897916S

\$695,500

3 Bedroom, 3.00 Bathroom, 2,086 sqft
Residential on 0.84 Acres

Canyon Lake Hills POA, Canyon Lake, TX

WATERFRONT WITH INSTANT EQUITY & STR POTENTIAL! Comal County appraised this home higher than list price, giving you built-in equity from day one. This recently updated 2-story Hill Country retreat offers 4 bedrooms, 3.5 baths, and 2,086 sq. ft. on nearly an acre (.84) with sweeping lake and hill country views. Inside features multiple living areas, a spacious kitchen with dining/breakfast nook, and a primary suite with walk-in closet and updated bath. Fresh paint, new decking, and interior upgrades make it move-in ready. Upstairs adds bedrooms, baths, and a sitting area ideal for guests, family, or rental income. Perfect for Airbnb/short-term rental, long-term lease, or full-time residence. The oversized lot offers space for RV/boat parking and outdoor entertaining. Best of all, you can park your boat or water toys at the bottom of your lot with direct access to Boat Ramp #8 through a private owners-only gate. Located in Canyon Lake Hills, amenities include ramps, pool, and park for only \$20/year. Minutes to Whitewater Amphitheater, Guadalupe River, marinas, and wineries. A rare waterfront gem with income potential, flexibility, and built-in equity!

Built in 2003

Essential Information

MLS® #	1897916S
Price	\$695,500



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,086
Acres	0.84
Year Built	2003
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Traditional, Texas Hill Country
Status	Price Change
Pool Description	None

Water Feature/View

Is Waterfront	Yes
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Community Information

Address	1761 Lakeside W
Area	2603
Subdivision	Canyon Lake Hills POA
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	Waterfront Access, Pool, Tennis, Park/Playground, Jogging Trails, BBQ/Grill, Boat Ramp
Parking	Two Car Garage
# of Garages	2

Interior

Interior	Two Living Area, Liv/Din Combo, Separate Dining Room, Eat-In Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Game Room, Utility Room Inside, High Ceilings, Open Floor Plan, Skylights, Laundry Main Level, Laundry Room, Walk in Closets, Attic - Access only, Attic - Attic Fan
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Washer, Dryer, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Stove/Range, Refrigerator, Disposal, Dishwasher, Water Softener (owned), Smoke Alarm, Attic Fan, Garage Door Opener

Heating	Central
Cooling	Two Central
Fireplaces	Not Applicable
# of Stories	2
Stories	2

Exterior

Exterior	Stone/Rock, Siding
Exterior Features	Covered Patio, Bar-B-Que Pit/Grill, Gas Grill, Deck/Balcony, Sprinkler System, Double Pane Windows, Has Gutters, Special Yard Lighting, Mature Trees
Lot Description	County Vlew, Lakefront, On Waterfront
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	STARTZVILLE
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	September 4th, 2025
Days on Market	54
HOA Fees	20
HOA Fees Freq.	Annually