

\$1,275,000 - 407 Nancy, Canyon Lake

MLS® #1899286S

\$1,275,000

3 Bedroom, 2.00 Bathroom, 2,034 sqft

Residential on 2.80 Acres

Canyon Lake Village West, Canyon Lake, TX

This is your chance to own a one-of-a-kind waterfront retreat with 275 feet of shoreline on the south side of the lake! Nestled on nearly 3 acres-two platted lots combined into one-this property offers unmatched space and privacy. Outdoor living takes center stage at 407 Nancy, with a gravel road for vehicle access to the water's edge, two expansive decks, a bocce court, and a charming gazebo. Inside, the home boasts a bright, open layout with the living room, kitchen, dining area, primary suite, and a secondary bedroom all on the main level. The lower level features a large bedroom, a full bath, a versatile flex space, and an office that can easily serve as a fourth bedroom. Both living spaces open to covered patios- where you can soak in sweeping views of the lake and surrounding hills. Practicality meets convenience with abundant storage and parking, including a detached oversized two-car garage, covered boat storage, and a fully fenced property. A dedicated dog run with direct access to the home makes it pet-friendly, too. Located near the Turkey Cove boat ramp, this lake house offers easy access to the water. It is just a short drive to Canyon Lake's dining and entertainment, the Guadalupe River, New Braunfels, Gruene, and Whitewater Amphitheater. Whether you're looking for a full-time residence, a weekend getaway, or an income-producing short-term rental, this property delivers. A true lakeside paradise-don't miss this rare opportunity!



Built in 1981

Essential Information

MLS® #	1899286S
Price	\$1,275,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,034
Acres	2.80
Year Built	1981
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Active
Pool Description	None

Water Feature/View

Is Waterfront	Yes
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Community Information

Address	407 Nancy
Area	2603
Subdivision	Canyon Lake Village West
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	Other - See Remarks
Parking	Two Car Garage, Detached
# of Garages	2

Interior

Interior	Two Living Area, Liv/Din Combo, Breakfast Bar, Walk-In Pantry, Study/Library, Game Room, Utility Room Inside, Secondary Bedroom Down, 1st Floor Lvl/No Steps, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Upper Level, Laundry Room, Walk in Closets
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Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Washer, Dryer, Cook Top, Microwave Oven, Stove/Range, Refrigerator, Disposal, Dishwasher, Smoke Alarm, Security System (Owned), Electric Water Heater, Plumb for Water Softener
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Heating	Central
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Cooling	Two Central
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	One, Living Room
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# of Stories	2
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Stories	2
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Exterior

Exterior	Siding
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Exterior Features	Patio Slab, Covered Patio, Deck/Balcony, Gazebo, Has Gutters, Mature Trees, Boat House, Water Front Improved
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Lot Description	On Waterfront, Lakefront
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Roof	Composition
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Construction	Pre-Owned
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Foundation	Slab
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School Information

District	Comal
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Elementary	STARTZVILLE
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Middle	Smithson Valley
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High	Canyon Lake
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Additional Information

Date Listed	September 26th, 2025
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Days on Market	11
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HOA Fees	24
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HOA Fees Freq.	Annually
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