

\$254,000 - 396 Mountain Wood, Canyon Lake

MLS® #1909449S

\$254,000

3 Bedroom, 1.00 Bathroom, 924 sqft
Residential on 0.40 Acres

HANCOCK OAK HILLS, Canyon Lake, TX

This Canyon Lake property is more than a home; it's an opportunity. With substantial equity built in, this versatile Hill Country retreat offers comfort, function, and breathtaking views. Home Features: 3 bedrooms, 1 bathroom (plumbed for a second bath upstairs). Converted 1-car garage into an office, perfect for work-from-home or flex space. Additional 1-car garage for parking and storage. Tile flooring throughout for low maintenance living. Open living/dining area flowing into a spacious kitchen with ample cabinetry Upgrades & Utilities include: Generac whole home generator with dedicated propane tank for reliability, RV hookups for added convenience and hosting guests, energy efficient design and flexible spaces ready for personalization Outdoor Living includes covered front porch to relax and unwind. Fenced yard with room for pets, gardening, or play. Elevated setting with sweeping Hill Country sunset views. Storage options plus space to expand. Close to the lake, shopping, and dining, all with no HOA restrictions. With equity in place, multiple functional upgrades, and room to grow, 396 Mountain Wood is a unique chance to own in the Hill Country with confidence and vision.

Built in 2006

Essential Information

MLS® # 1909449S



Price	\$254,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	924
Acres	0.40
Year Built	2006
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Ranch, Texas Hill Country
Status	Active
Pool Description	None

Community Information

Address	396 Mountain Wood
Area	2607
Subdivision	HANCOCK OAK HILLS
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	None
Parking	One Car Garage
# of Garages	1

Interior

Interior	One Living Area, Liv/Din Combo, Study/Library, Shop, Utility Room Inside, Converted Garage, Laundry Main Level, Laundry Room, Walk in Closets, Attic - Finished, Attic - Permanent Stairs
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, Refrigerator, Dishwasher, Vent Fan, Electric Water Heater, Plumb for Water Softener, Smooth Cooktop, Solid Counter Tops, Private Garbage Service
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	2

Stories2

Exterior

ExteriorStucco
RoofMetal
ConstructionPre-Owned
FoundationSlab

School Information

DistrictComal
ElementaryMountain Valley
MiddleMountain Valley
HighCanyon Lake

Additional Information

Date ListedSeptember 22nd, 2025
Days on Market11