

\$755,000 - 8018 Canham Ranch, Garden Ridge

MLS® #1910477S

\$755,000

3 Bedroom, 3.00 Bathroom, 2,632 sqft

Residential on 1.54 Acres

SEVEN HILLS RANCH, Garden Ridge, TX

Nestled in the gated Seven Hills Ranch subdivision of Garden Ranch, 8018 Canham Ranch offers serene Hill Country living on over 1.5 acres with mature oak trees and sweeping views. This single-story home features an open floor plan with a limestone fireplace in the living room, a designated enclosed study with glass French doors and transom lighting, and a gourmet kitchen with a center island, breakfast bar, built-in oven and microwave, and smooth top range. The primary suite boasts recessed lighting, a tray ceiling, outdoor access, and a luxurious en suite with dual sinks, a vanity area, soaking garden tub, walk-in shower, and dual walk-in closets with built-in shelving. Secondary bedrooms each include spacious walk-in closets and share a well-appointed adjoining bath. Additional highlights include a large laundry room with utility sink and extra cabinetry, a 3-car garage, a covered patio with built-in grill space, and an extra storage shed-all offering privacy, convenience, and easy access to shopping, dining, major highways, and Randolph AFB. Seller is offering owner financing.

Built in 2013

Essential Information

MLS® #	1910477S
Price	\$755,000
Bedrooms	3



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,632
Acres	1.54
Year Built	2013
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active
Pool Description	None

Community Information

Address	8018 Canham Ranch
Area	2612
Subdivision	SEVEN HILLS RANCH
City	Garden Ridge
County	Comal
State	TX
Zip Code	78266

Amenities

Amenities	Controlled Access
Parking	Attached
# of Garages	3

Interior

Interior	One Living Area, Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Utility Room Inside, Secondary Bedroom Down, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, High Speed Internet, Laundry Main Level, Laundry Room, Walk in Closets
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Built-In Oven, Microwave Oven, Refrigerator, Disposal, Dishwasher, Water Softener (owned), Electric Water Heater, Garage Door Opener, Private Garbage Service
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1

Fireplaces	One, Living Room
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# of Stories	1
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Stories	1
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Exterior

Exterior	Stone/Rock, Stucco
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Exterior Features	Covered Patio, Storage Building/Shed, Has Gutters, Mature Trees
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Lot Description	1 - 2 Acres
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Roof	Metal
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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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Middle	Danville Middle School
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High	Davenport
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Additional Information

Date Listed	September 25th, 2025
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Days on Market	32
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HOA Fees	450
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HOA Fees Freq.	Annually
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Gated Community	Yes
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