

\$334,000 - 1447 Springwater, Canyon Lake

MLS® #1911152S

\$334,000

3 Bedroom, 2.00 Bathroom, 1,722 sqft

Residential on 0.17 Acres

CANYON LAKE FOREST, Canyon Lake, TX

South Canyon Lake Single-Story! Currently a proven and active Airbnb, this property offers the perfect opportunity for a personal retreat, a full-time residence, or a smart addition to your income-producing portfolio. Remodeled and move-in ready with a brand-new 2024 aerobic septic system (\$32K upgrade), this home is both beautiful and functional. Featuring 3 bedrooms and 2 baths, the open floor plan includes a living/dining combo, cozy fireplace, converted garage, recessed lighting, updated fixtures, and stylish new flooring. The light-filled island kitchen is equipped with stainless steel appliances, abundant cabinetry, and plenty of prep space for entertaining. Step outside to a spacious backyard with a deck, mature trees, updated landscaping, and a storage shed. A gravel parking pad with 30-amp hookup is perfect for an RV or boat. Furnishings convey with acceptable offer. Community amenities include a swimming pool, clubhouse, playground, and nearby boat dock. Best of all, the property qualifies for Zero Down USDA financing-an exceptional value for Canyon Lake living. Whether you're seeking a serene Hill Country escape or an income-producing investment, this versatile home is a rare find. This home is also part of a 4-property Airbnb portfolio, with the seller open to considering multiple-property sales. Don't miss this opportunity!

Built in 1972



Essential Information

MLS® #	1911152S
Price	\$334,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,722
Acres	0.17
Year Built	1972
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active
Pool Description	None

Community Information

Address	1447 Springwater
Area	2703
Subdivision	CANYON LAKE FOREST
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	Pool, Clubhouse, Park/Playground, Basketball Court, Boat Ramp
Parking	None/Not Applicable

Interior

Interior	One Living Area, Liv/Din Combo, Island Kitchen, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Attic - Pull Down Stairs
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Washer, Dryer, Stove/Range, Refrigerator, Dishwasher, Ice Maker Connection, Smoke Alarm, Electric Water Heater
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One

# of Stories	1
Stories	1

Exterior

Exterior	Stone/Rock, Stucco
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	STARTZVILLE
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	September 28th, 2025
Days on Market	11
HOA Fees	75
HOA Fees Freq.	Annually