

# \$439,000 - 306 Dietert Ln 103 &, Canyon Lake

MLS® #1911962S

**\$439,000**

5 Bedroom, 6.00 Bathroom, 1,384 sqft  
Townhouse/Condo

Cedar Terrace, Canyon Lake, TX

Full Duplex Opportunity - 5 Beds, 5.5 Baths, Each with 1-Car Garage. This duplex, built in 1984, offers a combined total of 5 bedrooms and 5.5 baths across two units. Each side includes a one-car garage and has been updated for comfort and convenience. The HOA provides access to a pool and sports court, while also covering lawn maintenance, water, trash, and all exterior upkeep, including the roof, which was replaced in 2022. Unit 103 - This fully renovated 3-bedroom, 3.5-bath home offers 1,384 sq. ft. of living space across two stories, combining modern updates with low-maintenance living. As one side of a duplex, it can be sold separately, making it a flexible option for buyers. The interior features a bright and functional layout, with each bedroom offering its own private bath for comfort and convenience. A one-car garage adds storage and parking flexibility. Vacant and move-in ready, this condo-style home blends style and functionality in a desirable community. Unit 104 - This fully renovated 2-bedroom, 2.5-bath home offers 1,168 sq. ft. of living space across two stories, providing comfort and convenience in a condo-style setting. As one side of a duplex, it can be sold separately, making it a flexible opportunity for homeowners or investors. The layout features two bedrooms, each with its own private bath, along with a half bath on the main level for guests. Currently rented for \$1,300/month, this property offers excellent investment potential. This home is a versatile



option in a well-maintained community.

Built in 1984

**Essential Information**

MLS® #	1911962S
Price	\$439,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	1,384
Year Built	1984
Type	Townhouse/Condo
Sub-Type	Low-Rise (1-3 Stories)
Status	Active
Has Pool	Yes

**Community Information**

Address	306 Dietert Ln 103 &
Area	2603
Subdivision	Cedar Terrace
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

**Amenities**

Amenities	Pool, Sports Court
# of Garages	1

**Interior**

Interior Features	One Living Area, Living/Dining Combo, Breakfast Bar, Utility Area in Garage, All Bedrooms Upstairs, Cable TV Available, Laundry in Garage
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Microwave Oven, Stove/Range, Dishwasher, Smoke Alarm, Electric Water Heater
Heating	Central
Cooling	One Central

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
# of Stories	2
Stories	2

### **Exterior**

Exterior	Brick, Siding
Exterior Features	Patio Slab, Deck/Balcony
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

### **School Information**

District	Comal
Elementary	STARTZVILLE
Middle	Mountain Valley
High	Canyon Lake

### **Additional Information**

Date Listed	October 1st, 2025
Days on Market	11
HOA Fees	325
HOA Fees Freq.	Monthly