

\$575,000 - 1086 O C Trout, Canyon Lake

MLS® #1914837S

\$575,000

3 Bedroom, 1.00 Bathroom, 1,520 sqft
Residential on 0.37 Acres

TRIPLE PEAK RANCH, Canyon Lake, TX

WELCOME TO YOUR CANYON LAKE WATERFRONT RETREAT! This is an incredible opportunity to own a prime lot that extends all the way down to the Canyon Lake shoreline. Located in a highly sought-after area, this property offers unparalleled potential and breathtaking panoramic views of the scenic Canyon Lake, making it an ideal choice for a vacation home or lucrative short-term rental investment. Step inside this charming home to find an inviting and spacious living area, highlighted by large windows, stunning wood beams, and a cozy rock fireplace. Natural light floods the open floor plan, creating a warm and airy ambiance perfect for relaxing. The home features a galley kitchen, large walk-in storage area, a game room just off the second bedroom, and a primary bedroom with French doors leading directly to the back deck. The large lot (0.37 acres) includes a functional gazebo at the bottom, offering a peaceful spot to enjoy the outdoors. Parking is easy with an oversized 2-car detached garage, providing ample space for vehicles, watercraft, and boat storage. Enjoy convenient access to the private neighborhood beach area, as well as nearby amenities, shopping, and dining. Don't miss this chance to acquire a rare piece of Canyon Lake waterfront property and transform it into your ultimate personal paradise.

Built in 1974



Essential Information

MLS® #	1914837S
Price	\$575,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,520
Acres	0.37
Year Built	1974
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Ranch
Status	Active
Pool Description	None

Water Feature/View

View	Canyon Lake
Is Waterfront	Yes
Water Body	Canyon Lake

Community Information

Address	1086 O C Trout
Area	2603
Subdivision	TRIPLE PEAK RANCH
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	Waterfront Access, Boat Ramp
Parking	Two Car Garage, Attached, Oversized
# of Garages	2

Interior

Interior	One Living Area, Liv/Din Combo, Game Room, Utility Room Inside, Secondary Bedroom Down, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, All Bedrooms Downstairs, Laundry Main Level, Laundry Room
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Appliances	Ceiling Fans, Chandelier, Microwave Oven, Stove/Range, Dishwasher, Electric Water Heater, Garage Door Opener, Private Garbage Service
Heating	Central, 2 Units
Cooling	One Central, One Window/Wall
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room, Wood Burning
# of Stories	1
Stories	1

Exterior

Exterior	Asbestos Shingle, Siding
Exterior Features	Deck/Balcony, Gazebo, Has Gutters, Mature Trees, Water Front Improved
Lot Description	1/4 - 1/2 Acre, Partially Wooded, Mature Trees (ext feat), Gently Rolling, Canyon Lake, Improved Water Front, Lakefront, On Waterfront
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Canyon Lake
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	October 12th, 2025
Days on Market	26