

\$3,990,000 - 2865 Edgemoor, Canyon Lake

MLS® #1917048S

\$3,990,000

6 Bedroom, 8.00 Bathroom, 3,600 sqft

Residential on 2.56 Acres

EDGEWATER, Canyon Lake, TX

Unrestricted Riverfront Luxury Steps from the Horseshoe & Whitewater Amphitheater Where river life, music, and opportunity meet.

Opportunities like this don't wait. Whether you're an investor, developer, or visionary homeowner. Very few properties ever hit the market in this location and none like this one. Just meters from the iconic Horseshoe tubing loop and the legendary Whitewater Amphitheater, this unrestricted Guadalupe River estate puts you at the heart of Texas' most desirable waterfront and entertainment zone. A retreat built for beauty, privacy, and performance. Completely remodeled from the ground up, this property spans 400 feet of private river frontage with total seclusion and direct water access. The main home features 6 bedrooms, 8 bathrooms, an open living concept, chef's kitchen, entertainment bar, game room, and expansive decks with panoramic river views. Every corner reflects high-end craftsmanship and modern elegance. The estate also includes a charming A-frame cabin, ideal for guest stays or additional rental income. An investment that pays you back from day one. Already one of the area's top-performing short-term rentals, this property is fully furnished and turnkey, ready to generate revenue immediately. With no zoning restrictions, it can easily evolve into a boutique resort, corporate retreat, or event venue. Plus, there's ample land to expand, multiply income streams, and grow long-term value. This estate offers unmatched location, privacy, and



income potential. Schedule your private showing today and claim your place on the Guadalupe before someone else does.

Built in 1976

Essential Information

MLS® #	1917048S
Price	\$3,990,000
Bedrooms	6
Bathrooms	8.00
Full Baths	6
Half Baths	2
Square Footage	3,600
Acres	2.56
Year Built	1976
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Active
Pool Description	None, Hot Tub

Community Information

Address	2865 Edgegrove
Area	2609
Subdivision	EDGEWATER
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133-4570

Amenities

Amenities	Waterfront Access
# of Garages	3

Interior

Interior	One Living Area
Appliances	Washer Connection, Dryer Connection, Washer, Dryer, Refrigerator, Dishwasher

Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Not Applicable
# of Stories	2
Stories	2

Exterior

Exterior	Stone/Rock, Stucco, Siding, Vinyl
Exterior Features	Patio Slab, Covered Patio, Bar-B-Que Pit/Grill, Gas Grill, Deck/Balcony, Privacy Fence, Partial Fence, Double Pane Windows, Gazebo, Has Gutters, Mature Trees, Additional Dwelling, Outdoor Kitchen
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Call District
Middle	Call District
High	Canyon Lake

Additional Information

Date Listed	October 21st, 2025
Days on Market	11