# **\$675,000 - 631 Eves Spring, Canyon Lake**

MLS® #1919697S

## \$675,000

4 Bedroom, 3.00 Bathroom, 2,764 sqft Residential on 5.05 Acres

EDEN RANCH, Canyon Lake, TX

Texas Hill Country charm meets modern comfort. This private, gated retreat blends character, functionality, and thoughtful design on 5 acres, the perfect balance of rural seclusion and everyday convenience. Just 20 minutes from New Braunfels, you'll enjoy easy access to shopping, dining, and entertainment while still feeling a world away. Inside, soaring ceilings and abundant natural light set the tone. The open layout features tile flooring in main living areas, ideal for pets and built-in storage systems that maximize every inch of space. Outdoors, enjoy room to roam and entertain, with ample space for animals, gardens, or gatherings under the Texas sky. A 7,500-gallon rainwater collection system, 2x6 construction, Cat-5 data wiring, and a four-zone speaker system reflect the home's blend of craftsmanship and convenience. The oversized, insulated two-car garage is fully finished and ready for projects or extra storage. Character, privacy, and modern livability, all in one Hill Country haven.

Built in 2003

### **Essential Information**

MLS® # 1919697S Price \$675,000

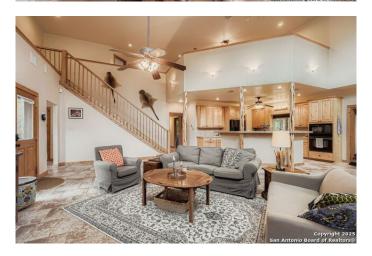
Bedrooms 4

Bathrooms 3.00

Full Baths 3







Square Footage 2,764

Acres 5.05

Year Built 2003

Type Residential

Sub-Type Single Family Detached

Style Two Story, Split Level, Texas Hill Country

Status New Pool Description None

## **Community Information**

Address 631 Eves Spring

Area 2606

Subdivision EDEN RANCH

City Canyon Lake

County Comal

State TX

Zip Code 78133

### **Amenities**

Amenities None

Parking Two Car Garage, Detached, Oversized

# of Garages 2

#### Interior

Interior Two Living Area, Separate Dining Room, Two Eating Areas, Island

Kitchen, Walk-In Pantry, Loft, Utility Room Inside, Secondary Bedroom Down, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Walk in Closets,

Attic - Access only, Attic - Storage Only

Appliances Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook

Top, Built-In Oven, Self-Cleaning Oven, Electric Water Heater, Wood Stove, Satellite Dish (owned), Smooth Cooktop, Down Draft, Private

Garbage Service

Heating Central, Heat Pump, Zoned, 2 Units

Cooling Two Central, Heat Pump, Zoned

Fireplace Yes # of Fireplaces 1

Fireplaces Living Room

# of Stories 2 Stories 2

## **Exterior**

Exterior 4 Sides Masonry

Lot Description County VIew, Horses Allowed, 5 - 14 Acres, Wooded, Mature Trees (ext

feat), Secluded, Sloping, Creek - Seasonal

Roof Metal

Construction Pre-Owned

Foundation Slab

## **School Information**

District Comal

Elementary Mountain Valley
Middle Mountain Valley

High Canyon

## **Additional Information**

Date Listed October 31st, 2025

Days on Market 3