

\$687,000 - 642 Lakebreeze, Canyon Lake

MLS® #1919869S

\$687,000

3 Bedroom, 3.00 Bathroom, 2,800 sqft
Residential on 0.80 Acres

CANYON LAKE HILLS, Canyon Lake, TX

This charming multi-generational waterfront home on Canyon Lake is the ultimate Hill Country Escape where rustic charm meets modern comfort. With approx 210 ft of Canyon Lake shoreline, this property was designed for relaxed lakeside living and unforgettable views. The main home is approx 2100 sf and features a spacious open floor plan, 2 Bedrooms, 2 Bath plus a loft. The family room has a cozy rock fireplace, tongue and groove ceiling creating a warm and inviting atmosphere and gorgeous views of the lake and hill side. The primary suite takes up the entire 3rd level offering privacy with full bath, walk in closet, fireplace and outside access and more fabulous views. The guest quarters on the first floor has its own entrance not connected to Main House, full kitchen, living/bedroom combo, full bath and is approx 700 additional square footage, and makes it easy for hosting or provides the perfect setup for multi-generational living. Step outside to enjoy the wrap around deck, circular drive and 3 carports for plenty of covered parking, including one with RV hookups, and a 500 sf Shop. Private well with water softener, one HVAC replaced in 2024 and aerobic system replaced in 2025, Roof replaced in 2023. Whether you are looking for a full time residence or the perfect lake getaway, this Canyon Lake gem is ready for a new owner. See Feature Sheet for a list of upgrades and amenities. No Short Term Rentals allowed.



Built in 1983

Essential Information

MLS® #	1919869S
Price	\$687,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,800
Acres	0.80
Year Built	1983
Type	Residential
Sub-Type	Single Family Detached
Style	Texas Hill Country
Status	New
Pool Description	None

Water Feature/View

View	Canyon Lake
Is Waterfront	Yes
Water Body	Canyon Lake

Community Information

Address	642 Lakebreeze
Area	2603
Subdivision	CANYON LAKE HILLS
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	Waterfront Access, Pool, Park/Playground, Sports Court, Boat Ramp
Parking	None/Not Applicable

Interior

Interior	Two Living Area, Liv/Din Combo, Breakfast Bar, Shop, Loft, Utility Room Inside, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Upper Level, Walk in Closets
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Washer, Dryer,

	Microwave Oven, Stove/Range, Refrigerator, Dishwasher, Electric Water Heater, Smooth Cooktop, Private Garbage Service
Heating	Central
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Master Bedroom
Stories	3+

Exterior

Exterior	Stone/Rock, Wood, Stucco
Exterior Features	Covered Patio, Deck/Balcony, Privacy Fence, Partial Fence, Sprinkler System, Has Gutters, Mature Trees, Detached Quarters, Additional Dwelling, Workshop, Water Front Unimproved
Lot Description	Lakefront, County View, Water View, 1/2-1 Acre, Mature Trees (ext feat), Canyon Lake, Unimproved Water Front, On Waterfront
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	STARTZVILLE
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	November 1st, 2025
Days on Market	1
HOA Fees	24
HOA Fees Freq.	Annually