

\$745,000 - 1350 Colleen, Canyon Lake

MLS® #1920496S

\$745,000

3 Bedroom, 3.00 Bathroom, 2,583 sqft

Residential on 0.88 Acres

CANYON LAKE VILLAGE WEST, Canyon Lake, TX

Captivating Canyon Lake views from your Texas Hill Country home offering 2,583 square feet on .88 of an acre. This thoughtfully designed property features 3 bedrooms and 2.5 baths, plus a game room or optional fourth bedroom with private outside access, making it ideal for guests or short-term rental potential. Open concept living room with fireplace, expansive windows and a gourmet kitchen for entertaining. The primary bedroom includes a spacious ensuite bath, a large walk-in closet, and an adjoining office or nursery room for added functionality. The home includes an elevator shaft ready for installation, offering future accessibility. Step outside to two generous decks perfect for relaxing or entertaining with your outdoor kitchen, along with a fully fenced backyard and plenty of room to add on or pool. With the option to purchase the home fully furnished with an acceptable offer, this turn key property combines comfort and style. Located in a quiet neighborhood with low HOA fees of only \$24 a year, 1350 Colleen is a standout opportunity to own a beautiful lakeview home with flexibility and charm.. Home can be rented long term for \$4900 a month as well.

Built in 2011

Essential Information

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Price	\$745,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,583
Acres	0.88
Year Built	2011
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Texas Hill Country
Status	New
Pool Description	Hot Tub

Water Feature/View

View	Canyon Lake
Water Body	Canyon Lake

Community Information

Address	1350 Colleen
Area	2603
Subdivision	CANYON LAKE VILLAGE WEST
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	Pool, Clubhouse, Park/Playground
Parking	Two Car Garage
# of Garages	2

Interior

Interior	One Living Area, Liv/Din Combo, Two Eating Areas, Island Kitchen, Utility Room Inside
Appliances	Ceiling Fans, Washer Connection, Dryer Connection
Heating	Central
Cooling	Two Central
Fireplace	Yes

# of Fireplaces	1
Fireplaces	One, Living Room
# of Stories	2
Stories	2

Exterior

Exterior	Stone/Rock, Siding
Exterior Features	Patio Slab, Covered Patio, Bar-B-Que Pit/Grill, Gas Grill, Deck/Balcony, Wrought Iron Fence, Double Pane Windows, Mature Trees, Outdoor Kitchen
Lot Description	Water View, 1/2-1 Acre, Partially Wooded, Wooded, Mature Trees (ext feat), Secluded, Level, Canyon Lake
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Call District
Middle	Call District
High	Call District

Additional Information

Date Listed	November 4th, 2025
Days on Market	1
HOA Fees	24
HOA Fees Freq.	Annually