

\$329,900 - 1265 Arcadia Dr, Canyon Lake

MLS® #2460462

\$329,900

4 Bedroom, 3.00 Bathroom, 2,016 sqft

Residential on 0.62 Acres

Tamarack Shores 1, Canyon Lake, TX

One of a kind, beautifully remodeled double-wide home less than 1 mile from the clear blue waters of Canyon Lake! This home sits on a spacious .62 of an acre lot with plenty of room for additional possibilities! This home has all the space you'll need with 2 primary suites, 2 additional bedrooms, and a 5th room off the kitchen that can serve as a formal dining room, large office, or another bedroom! Some of the upgrades include: all new windows, new 8-foot doors throughout, contemporary vinyl flooring, warm and durable butcher block countertops in kitchen and laundry, new air handler, meticulously remodeled bathrooms (you'll love the main primary bathtub shower combo), new vinyl and wood siding on the exterior... and the list goes on! You have to see this home in person to appreciate the craftsmanship! You will enjoy relaxing on one of the 3 spacious decks on a private corner lot surrounded by mature oaks and backing up to a dry seasonal creek bed. Visit the lake via a picturesque half mile walk to Hancock trail- a nature lover's paradise with horseback riding trails, walking, and biking trails that lead you through a winding path along the bank of Canyon Lake. Conveniently located on the North side of the Lake with easy access to many great restaurants and area attractions as well as several boat ramps within minutes. Tamarack Shores community has a swimming pool, park, and playground for residents only. Don't hesitate to schedule your visit and come out to see this true Canyon



Lake gem for yourself!

Built in 1999

Essential Information

MLS® #	2460462
Price	\$329,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,016
Acres	0.62
Year Built	1999
Type	Residential
Sub-Type	Manufactured Home
Status	Active

Water Feature/View

View	None
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Community Information

Address	1265 Arcadia Dr
Area	CM
Subdivision	Tamarack Shores 1
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Utilities	Above Ground Utilities, Fiber Optic Available
Features	Barbecue, Internet Access, Lake, Playground, Park, Pool, Trails/Paths
Parking	None

Interior

Interior	Tile, Vinyl
Appliances	Dishwasher, Electric Range
Heating	Central, Electric
# of Fireplaces	1

Fireplaces	Living Room, Wood Burning
# of Stories	1
Stories	One

Exterior

Exterior Features	None
Lot Description	Corner Lot
Roof	Composition, Shingle
Construction	Vinyl Siding, Wood Siding
Foundation	Permanent

School Information

District	Comal ISD
Elementary	Rebecca Creek
Middle	Mountain Valley Middle
High	Canyon Lake

Additional Information

Date Listed	May 15th, 2025
Days on Website	173
Days on Market	127
HOA Fees	25
HOA Fees Freq.	Annually

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