\$699,000 - 1799 Lakeside Dr W, Canyon Lake

MLS® #3290264

\$699,000

3 Bedroom, 2.00 Bathroom, 1,906 sqft Residential on 0.77 Acres

Canyon Spgs Resort 4, Canyon Lake, TX

Waterfront Custom-Built Hill Country Home with Panoramic Canyon Lake Views & Built-In Equity. This stunning 2019 waterfront home offers over \$118K in built-in equity from day one, a rare opportunity in today's market. Perfectly positioned in the highly desirable Canyon Springs Resort, this property is just 300' from Boat Ramp 8 and boasts direct waterfront access with breathtaking panoramic views from the back deck, living room, kitchen, and primary bedroom. Imagine sipping wine by the water, feeding deer in your yard, or stargazing under the Hill Country skyâ€"this home delivers the perfect blend of lake lifestyle, modern comfort, and investment potential. Interior Highlights: Open-Concept Layout with the signature "Crooked Room― designed to perfectly frame the lake, Wood-Look Tile Floors & Vaulted Ceilings for timeless elegance, Wrap-Around Pantry, spacious laundry room, Smart Home Features: thermostat, lighting, water heater, & electric porch sunshade, Garage & Flex Spaces, Oversized Garage fits a full-size truck and small boat, Two Upstairs Flex Areas: Finished extra Room with mini-split A/Câ€"ideal for media room, office, guest suite, or gym, Unfinished Space for storage or future expansion. Exterior & Lot: Nearly 0.8 acres of waterfront property, expansive deck with outdoor dining overlooking Canyon Lake. Modern Farmhouse Design with low-maintenance, drought-tolerant landscaping. Short-Term Rental Potential for







excellent income generation. Community & Location. Minutes to top attractions: Camp Fimfo (Texas alpine-style roller coaster), Wineries: La Cruz de Comal, Dry Comal Creek, The Grapevine, Whitewater Amphitheater & Guadalupe River tubing. Fun Fact: Canyon Lake's famously blue water comes from its natural limestone bottom, making it one of the clearest lakes in Texas. This home is more than a houseâ€"it's a waterfront lifestyle. Whether as a full-time residence, weekend getaway, or STR investment, this one checks every box. Schedule a showing today.

Built in 2019

Essential Information

MLS® # 3290264 Price \$699,000

Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 1,906 Acres 0.77 Year Built 2019

Type Residential

Sub-Type Single Family Residence

Status Active

Water Feature/View

View Hills, Lake, Water, Canyon Lake

Is Waterfront Yes

Water Body Canyon Lake

Community Information

Address 1799 Lakeside Dr W

Area CM

Subdivision Canyon Spgs Resort 4

City Canyon Lake

County Comal State TX

Zip Code 78133

Amenities

Utilities Above Ground Utilities, Cable Available, Electricity Available, High

Speed Internet Available, Propane, Phone Available, Sewer Connected,

Underground Utilities, Water Connected

Features Barbecue, Clubhouse, Fishing, Lake, Pool

Parking Driveway

of Garages 2

Interior

Interior Laminate

Appliances Convection Oven, Dryer, Dishwasher, Exhaust Fan, Electric Range, Gas

Cooktop, Disposal, Gas Range, Ice Maker, Microwave, Oven, Plumbed

For Ice Maker, Water Purifier

Heating Central

Stories One and One Half

Exterior

Exterior Features Balcony, Boat Ramp, Exterior Steps

Lot Description Sloped Down, Gentle Sloping, Trees Large Size, Trees Medium Size,

Views

Roof Metal

Construction Cement Siding, HardiPlank Type

Foundation Slab

School Information

District Comal ISD Elementary Startzville

Middle Mountain Valley Middle

High Canyon Lake

Additional Information

Date Listed October 6th, 2025

Days on Website 30
Days on Market 23
HOA Fees 24

HOA Fees Freq. Annually

Property Listed by: Sullivan Hill Country PropertiThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from November 5th, 2025 at 8:31am CST. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.