

\$724,000 - 1799 Lakeside Dr W, Canyon Lake

MLS® #3290264

\$724,000

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 sky—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/C—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 house—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	\$724,000
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, Refrigerator, Water Purifier
Heating	Central
Stories	One and One Half

Exterior

Exterior Features	Balcony, Exterior Steps, Boat Ramp
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	6
Days on Market	3
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 October 12th, 2025 at 10:16am CDT. 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.