

# \$475,000 - 1216 Canyon Lake Dr, Canyon Lake

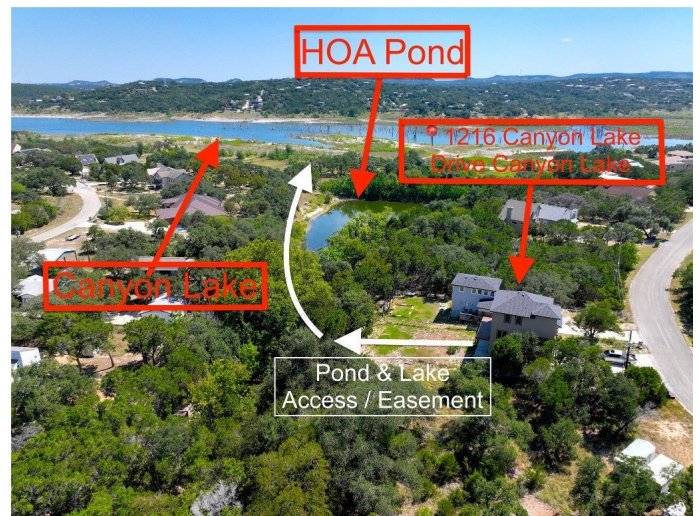
MLS® #3982293

**\$475,000**

3 Bedroom, 3.00 Bathroom, 1,672 sqft  
Residential on 0.17 Acres

Canyon Lake Hills, Canyon Lake, TX

Welcome to 1216 Canyon Lake Dr.! With an ASSUMABLE lower rate Mortgage!! This technical waterfront home backs up to a spring fed pond and Army Corps of Engineers land giving you direct access to the Lake. Enjoy hours of fishing just beyond your own back fence or a nice scenic hike right to the beautiful clear blue waters of Canyon Lake. Built in 2022, this 3-bedroom 2.5 bath home offers plenty of space and comfort. The oversized 2 car garage includes a large storage closet and outside access to an expansive back patio. Enjoy a view of the lake and Hill Country views from the second story balcony, perfect for entertaining or just relaxing in a private atmosphere while enjoying Texas Hill Country Lake life. Relax on the front balcony and watch the deer as they roam through the front yard or stand on your Master suite Juliet balcony and take in an even better lake view! An electric fireplace adds warmth and ambiance to the open living room/kitchen area. The kitchen features granite countertops, soft close cabinets and drawers, and a stovetop pot filler. Casement windows throughout the home and durable vinyl flooring make cleaning a breeze. Less than 1 mile from boat ramp 6 and close proximity to many great restaurants and activities around Canyon Lake including tubing and concerts at White Water Ampitheater on the Horseshoe. Utilize neighborhood amenities such as a community pool, playground, and pavilion as well as tennis, basketball, and pickleball courts.



Conveniently located on the South Side of the lake for easy access to nearby cities of New Braunfels and San Antonio. Come out and see all that this beautiful area of the Tx Hill Country has to offer.. Schedule your visit today!

Built in 2022

**Essential Information**

MLS® #	3982293
Price	\$475,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,672
Acres	0.17
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Active

**Water Feature/View**

View	Water,Canyon Lake
Is Waterfront	Yes
Water Body	Canyon Lake

**Community Information**

Address	1216 Canyon Lake Dr
Area	CM
Subdivision	Canyon Lake Hills
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

**Amenities**

Utilities	Above Ground Utilities
Features	Playground, Park, Pool, Sport Court(s), Tennis Court(s), Barbecue

Parking	Attached, Garage
# of Garages	2

### Interior

Interior	Carpet, Vinyl
Appliances	Dishwasher, Disposal, Microwave, Electric Water Heater, Range, Water Softener
Heating	Central, Electric
# of Fireplaces	1
Fireplaces	Living Room, Decorative
Stories	Three Or More

### Exterior

Exterior Features	Balcony, Exterior Steps
Lot Description	Views
Roof	Composition
Construction	Stucco
Foundation	Slab

### School Information

District	Comal ISD
Elementary	Startzville
Middle	Mountain Valley Middle
High	Canyon Lake

### Additional Information

Date Listed	July 25th, 2025
Days on Website	79
Days on Market	75
HOA Fees	24
HOA Fees Freq.	Annually

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