\$469,900 - 1216 Canyon Lake Dr, Canyon Lake

MLS® #3982293

\$469,900

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 \$469,900

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, Electric Water Heater, Disposal, Microwave, Range, Water

Softener

Heating Central, Electric

of Fireplaces

Fireplaces Living Room, Decorative

1

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 101
Days on Market 101
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 3rd, 2025 at 1:31pm 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.