

\$650,000 - 21440 Fm 306, Canyon Lake

MLS® #4655586

\$650,000

4 Bedroom, 3.00 Bathroom, 2,328 sqft

Residential on 3.96 Acres

NONE, Canyon Lake, TX

Nestled in the heart of nature, this private 4-bedroom, 3-bathroom home offers 2,328 SQFT of living space on the desirable north side of Canyon Lake. Situated on heavily wooded acreage, the property is surrounded by stunning mature elm, cypress, and oak trees, along with beautiful peach and pear trees. Offering ultimate privacy and no restrictions, this home provides a peaceful retreat tucked behind the trees “you can't even see the house from the road! Built in 1983 and lovingly maintained by its original owner, this home features a spacious and functional layout, perfect for family living. The main level boasts a generously sized master bedroom with an en-suite bath, offering a peaceful sanctuary. All other bedrooms are conveniently located on the first floor, with the exception of the largest guest bedroom - which can easily double as a game room or additional living space - it is plumbed for a half bath if needed. The heart of the home is the updated eat-in kitchen, featuring solid wood cabinets and modern appliances, complemented by a formal dining area and breakfast nook. The main living area showcases beautiful hardwood floors, high ceilings, and an abundance of natural light and a stone masonry wood-burning fireplace as the focal point. Enjoy the outdoors from the expansive covered side porch with a built-in BBQ pit - perfect for gatherings and grilling year-round. The front and backyards are fully fenced, providing a safe and secure space for



pets or children to play - and room of a pool!
For additional parking, the property includes a 2-car attached garage and a 2-car detached carport. A workshop in the backyard offers ample space for tools, hobbies, or storage. This property is equipped with 2 water wells for added convenience. Located within highly rated schools, this home is just minutes from Canyon Lake's scenic beauty and recreational opportunities. This home is a rare find – a peaceful, private oasis just waiting for you to make it your own!

Built in 1983

Essential Information

MLS® #	4655586
Price	\$650,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,328
Acres	3.96
Year Built	1983
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	TreesWoods
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Community Information

Address	21440 Fm 306
Area	CM
Subdivision	NONE
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Utilities	Cable Available, Electricity Connected, Sewer Connected, Water Connected, Natural Gas Not Available
Features	None
Parking	Circular Driveway, Detached Carport, Driveway, Garage Faces Front, Private
# of Garages	2

Interior

Interior	Carpet, Tile, Wood
Appliances	Dishwasher, Electric Water Heater, Electric Oven, Electric Range, Water Softener
Heating	Ceiling
# of Fireplaces	1
Fireplaces	Living Room, Masonry
Stories	One and One Half

Exterior

Exterior Features	Barbecue, Garden, No Exterior Steps, Private Yard, See Remarks
Lot Description	Level, Back Yard, Front Yard, Many Trees, Native Plants, Private, Sprinklers In Front, Sprinklers In Rear, Trees Large Size
Roof	Metal
Construction	Frame, Masonry, Stone, Wood Siding
Foundation	Slab

School Information

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

Additional Information

Date Listed	March 27th, 2025
Days on Website	222
Days on Market	204

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