

\$235,000 - 1009 Edgewater Fls, Canyon Lake

MLS® #5057936

\$235,000

1 Bedroom, 1.00 Bathroom, 300 sqft
Residential on 0.21 Acres

Wj Mills Surv 19 Abs 388, Canyon Lake, TX

Ready for your weekend getaway or have your own Air B&B with this turnkey cottage including all appliances (washer/dryer/refrigerator) . Queen sized built in bunkbeds that sleeps 4. Outdoor shower surrounded by approx. 14 mature Live Oaks for the beauty, shade & privacy. Walls & ceiling are fully insulated w/foam for efficiency. Currently unrestricted lot with a 300 sq ft cottage that is intended for an Air B&B. Has electric, water, and internet ran underground to 3 additional pad sites for 3 more cottages, which would make for a total of 4 cottages in the lot. The septic system is sized to accommodate the current cottage plus either 2 more cottages or a 2 bedroom house. The currently unrestricted lot can be used for a small business park if so desired. Minutes to Guadalupe River tubing, Whitewater Amphitheater, Canyon Lake, Historic Gruene, New Braunfels & lots of great Restaurants. Property backs to Yogi Bear's Jellystone Park & Resort that offers a water park, mini golf, shuttle service to the river & much more!



Built in 2023

Essential Information

MLS® #	5057936
Price	\$235,000
Bedrooms	1
Bathrooms	1.00

Full Baths	1
Square Footage	300
Acres	0.21
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	None
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Community Information

Address	1009 Edgewater Fls
Area	CM
Subdivision	Wj Mills Surv 19 Abs 388
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Utilities	Electricity Connected, Water Connected
Features	None
Parking	Boat, Driveway

Interior

Interior	Vinyl
Appliances	Built-In Refrigerator, Dryer, Washer/Dryer Stacked, Dishwasher, Electric Range, Electric Water Heater, Free-Standing Electric Oven, Microwave
Heating	See Remarks
# of Stories	1
Stories	One

Exterior

Lot Description	Level, Many Trees, Trees Large Size
Roof	Metal
Construction	HardiPlank Type
Foundation	Pillar/Post/Pier

School Information

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

Additional Information

Date Listed	October 8th, 2025
Days on Website	26
Days on Market	1

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