

\$499,000 - 3037 Rustler, Canyon Lake

MLS® #519867

\$499,000

3 Bedroom, 3.00 Bathroom, 1,674 sqft

Residential on 0.64 Acres

Canyon Lake Forest 1, Canyon Lake, Texas

Welcome to 3037 Rustler—your dream home near the lake! This beautifully updated residence in Canyon Lake Forest offers 3 bedrooms, 2.5 bathrooms, and 1,674 sq ft of thoughtfully designed living space—all set on an expansive .642-acre lot made up of three separate lots. Whether you're dreaming of gardening, building an additional structure, or just enjoying more elbow room, this property has space to spare.

Step inside to find new carpet in every bedroom and closet, along with fresh interior paint, and stained concrete floors that brings a bright, clean feel throughout. The epoxy garage floor adds durability and a polished look, perfect for weekend projects or keeping things tidy.

But wait—there's more! This home includes flexible bonus spaces: an unfinished workshop, a man cave, or a she shed, ready for your custom touches. Whether you're crafting, tinkering, or relaxing, there's a space for everyone.

Located just minutes from Canyon Lake's boat ramps and a scenic lakefront park, this home puts lakeside living right at your doorstep. It's also close to local restaurants and nearby schools, making daily life a breeze.

With plenty of room to store your boat or RV



and endless potential to expand, this property is perfect for those looking to enjoy the lake lifestyle with a little extra land. Don't miss your chance to own one of the largest parcels in the neighborhood"3037 Rustler is ready to welcome you home!

Built in 2009

Essential Information

MLS® #	519867
Price	\$499,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,674
Acres	0.64
Year Built	2009
Type	Residential
Sub-Type	Single Family
Style	Contemporary/Modern, Hill Country
Status	Active

Water Feature/View

View	River
Water Body	Canyon Lake, Guadalupe River

Community Information

Address	3037 Rustler
Subdivision	Canyon Lake Forest 1
City	Canyon Lake
County	Comal
State	Texas
Zip Code	78133

Amenities

Utilities	Electricity Available, Other, See Remarks
Features	Boat Facilities, Community Pool, Golf, Park

# of Garages	2
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Interior

Interior	Carpet, Ceramic Tile, Concrete, Painted/Stained
Appliances	Dishwasher, Electric Range, Plumbed For Ice Maker, Water Heater
Heating	Central, Electric
Cooling	Central Air, Electric
Fireplaces	None
# of Stories	2
Stories	Two

Exterior

Exterior Features	Other, Porch, See Remarks
Windows	Double Pane Windows
Construction	Fiber Cement, HardiPlank Type, Stone Veneer
Foundation	Slab

School Information

District	Comal ISD
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Additional Information

Date Listed	September 1st, 2023
Days on Website	374
Days on Market	773
HOA Fees	60
HOA Fees Freq.	Annually

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