

\$445,000 - 267 Nancy Drive, Canyon Lake

MLS® #576214

\$445,000

3 Bedroom, 3.00 Bathroom, 1,800 sqft

Residential on 0.80 Acres

Canyon Lake Village West 5, Canyon Lake, Texas

Next Door Lot Available Immaculately maintained Home on an Oversized 0.8-Acre Lot in the Highly Desirable Canyon Lake Village West Neighborhood! Adjacent available lot bringing the total to 1.2 acres with enhanced rear access, perfect for a guest house, or future expansion. Enjoy serene settings and Hill Country views from the expansive multi-level back deck and balcony-perfect for relaxing, entertaining, or soaking in the natural surroundings. The upgraded kitchen features custom cabinetry and stylish Silestone countertops, while a full-span covered front porch adds to the home's inviting curb appeal. The spacious master suite is conveniently located on the main level, with secondary bedrooms upstairs for added privacy. A large laundry/utility room provides ample cabinetry and countertop space for optimal function and storage. Additional highlights include a 12 x 16 office, off oversized garage with 9' wide doors-perfect for trucks or boats-and a 10' x 14' storage shed. Neighborhood amenities include a community pool, tennis courts, and access to a nearby county boat ramp-making it easy to enjoy the best of Canyon Lake Living. Be sure to view and share the uploaded Virtual Tour. Sellers are open to all offers

Built in 1997

Essential Information



MLS® #	576214
Price	\$445,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,800
Acres	0.80
Year Built	1997
Type	Residential
Sub-Type	Single Family
Style	Hill Country
Status	Active Under Contract

Water Feature/View

View	Hills
Water Body	Canyon Lake

Community Information

Address	267 Nancy Drive
Subdivision	Canyon Lake Village West 5
City	Canyon Lake
County	Comal
State	Texas
Zip Code	78133

Amenities

Utilities	Electricity Available, High Speed Internet Available
Features	Boat Facilities, Clubhouse, Community Pool, Playground
# of Garages	2

Interior

Interior	Carpet, Ceramic Tile, Wood
Appliances	Cooktop, Dishwasher, Electric Cooktop, Electric Range, Electric Water Heater, Some Electric Appliances
Heating	Heat Pump, Multiple Heating Units
Cooling	TwoUnits
Fireplace	Yes
Fireplaces	Living Room, Wood Burning

Stories	Multi/Split
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Exterior

Exterior Features	Balcony, Deck, Patio, Porch, Rain Gutters
Lot Description	132 x 261
Windows	Double Pane Windows
Roof	Composition, Shingle
Construction	Vinyl Siding
Foundation	Slab

School Information

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

Additional Information

Date Listed	April 11th, 2025
Days on Website	207
Days on Market	202
HOA Fees	24
HOA Fees Freq.	Annually

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