\$495,000 - 620 Lake Island Drive, Canyon Lake

MLS® #577451

\$495,000

3 Bedroom, 2.00 Bathroom, 1,963 sqft Residential on 0.90 Acres

Canyon Lake Island, Canyon Lake, Texas

HUGE PRICE DROP for you to REMODEL and make it your own. TECHNICAL Lakefront on Canyon Lake for only \$495K....WOW! Welcome to your Canyon Lake retreat, where every evening ends with a painted sky. This 3BR/2BA waterfront home invites you to live where sunsets linger over the water and cool breezes drift across your patio swing. With sweeping views from the kitchen, dining, and living spaces, the lake becomes the backdrop to your everyday life. Step outside to discover a spacious covered patio designed for gatherings, laughter, and quiet mornings with coffee. A backyard deck extends the invitation to soak in the serenity, where the gentle rhythm of Canyon Lake reminds you to slow down and savor the moment. Inside, the heart of the home has been beautifully refreshed. A custom kitchen with granite countertops makes cooking a joy, while both baths offer spa-like comfort with walk-in showers, granite finishes, and thoughtful accessibility features. Saltillo tile adds timeless charm, and each bedroom provides comfort and space for family or guests. Practical updatesâ€"newer HVAC, water heater, and a full suite of appliancesâ€"make this home move-in ready. The generous two-car garage doubles as a workspace for your weekend projects. Though the lake level is currently low, your property still carries its coveted technical waterfront designation and direct legal accessâ€"ensuring your connection to the water. This is more than a house; it's a







place where memories will be made, sunsets will be celebrated, and every day feels like a getaway.

Built in 1983

Essential Information

MLS® # 577451 Price \$495,000

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,963 Acres 0.90 Year Built 1983

Type Residential
Sub-Type Single Family

Style Ranch, Traditional

Status Active

Water Feature/View

View Hills, Panoramic, Water

Is Waterfront Yes

Water Body Canyon Lake

Community Information

Address 620 Lake Island Drive Subdivision Canyon Lake Island

City Canyon Lake

County Comal State Texas Zip Code 78133

Amenities

Utilities Above Ground Utilities, Electricity Available, Fiber Optic Available, High

Speed Internet Available, Phone Available

Features Park

Parking Attached, Door-Single, Driveway Level, Garage, Garage Faces Front,

Oversized

of Garages 2

Garages Garage Door Opener

Interior

Interior Carpet, Clay, Tile

Appliances Cooktop, Dishwasher, Disposal, Dryer, Electric Cooktop, Electric Range,

Electric Water Heater, Microwave, Refrigerator, Some Electric

Appliances, Washer, Water Heater

Heating Central, Electric

Cooling Central Air, Electric, OneUnit

Fireplaces None

of Stories 1

Stories One

Exterior

Exterior Features Covered Patio, Deck, Porch, Private Yard, Rain Gutters

Lot Description 76 x 283

Windows Double Pane Windows, Window Treatments

Roof Composition, Shingle

Construction Brick Veneer, Frame, Masonry

Foundation Slab

School Information

District Comal ISD

Elementary Rebecca Creek

Middle Mountain Valley Middle School

High Canyon Lake High School

Additional Information

Date Listed April 23rd, 2025

Days on Website 195
Days on Market 182
HOA Fees 100

HOA Fees Freq. Annually

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