

\$520,000 - 620 Lake Island Drive, Canyon Lake

MLS® #577451

\$520,000

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

Canyon Lake Island, Canyon Lake, Texas

HUGE PRICE DROP of \$70K for you to REMODEL and make it your own. 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 updates—newer HVAC, water heater, and a full suite of appliances—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 access—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	\$520,000
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, Garage Faces Front, Garage, Oversized, Door-Single, Driveway Level
# of Garages	2

Garages	Garage Door Opener
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Interior

Interior	Carpet, Tile, Clay
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Appliances	Dryer, Dishwasher, Electric Cooktop, Electric Range, Electric Water Heater, Disposal, Microwave, Refrigerator, Water Heater, Some Electric Appliances, Cooktop, Washer
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Heating	Central, Electric
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Cooling	Central Air, Electric, OneUnit
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Fireplaces	None
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# of Stories	1
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Stories	One
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Exterior

Exterior Features	Covered Patio, Deck, Porch, Private Yard, Rain Gutters
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Lot Description	76 x 283
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Windows	Double Pane Windows, Window Treatments
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Roof	Composition, Shingle
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Construction	Brick Veneer, Frame, Masonry
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Foundation	Slab
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School Information

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

Date Listed	April 23rd, 2025
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Days on Website	171
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Days on Market	125
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HOA Fees	100
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HOA Fees Freq.	Annually
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