

\$799,000 - 707 Park Shores, Canyon Lake

MLS® #578021

\$799,000

5 Bedroom, 3.00 Bathroom, 2,971 sqft

Residential on 1.44 Acres

Canyon Lake Shores 1, Canyon Lake, Texas

HUGE PRICE REDUCTION! The price has been reduced and the owner is including all furnishings and the hot tub! Don't miss your chance to own one of Canyon Lake's most versatile and scenic waterfront homes! 5 Beds | 3 Baths | 2,971 Sq Ft | 1.44 Acres Here's your chance to live the dream at this exceptional waterfront retreat on the crystal-clear shores of Canyon Lake. Nestled on a spacious 1.44-acre lot with 79 feet of private waterfront, this 5-bedroom, 3-bathroom home spans 2,971 square feet offering plenty of room for large families or groups to relax and unwind and if that's not enough there are 2 - 50 amp RV hookups! Located just 0.2 miles from a public boat ramp, this property provides effortless access to boating, fishing, and water sports. A sandy, beach-style shoreline sits right at your doorstep perfect for sun-soaked afternoons and lakeside fun. Enjoy breathtaking views from the expansive patio and upper-level deck or use the side ramp built for UTV access to make the most of the entire property. Inside, you'll find thoughtfully designed spaces that blend comfort and style. With living areas on both levels, this home offers flexibility for guests, entertaining, or multi-generational living. The main living room opens to a chef's kitchen featuring a large center island, sleek finishes, and a dedicated wine bar with built-in wine racks. The adjacent dining area flows onto a balcony that showcases stunning lake views perfect for elevated mealtime



experiences. The Owner’s Suite, located on the main level, offers a peaceful retreat with direct access to the deck and sweeping lake vistas. Wake up each day to inspiring water views in a space that feels like a private escape.

Ideal as a second home, vacation retreat, or investment opportunity for short-term rentals, this property combines natural beauty, modern amenities, and income potential. This home is currently set up to sleep 16. Whether you're seeking a quiet escape or the ultimate entertainer’s paradise!

Built in 1973

Essential Information

MLS® #	578021
Price	\$799,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,971
Acres	1.44
Year Built	1973
Type	Residential
Sub-Type	Single Family
Style	Traditional
Status	Active

Water Feature/View

View	Water
Is Waterfront	Yes
Water Body	Canyon Lake

Community Information

Address	707 Park Shores
Subdivision	Canyon Lake Shores 1
City	Canyon Lake
County	Comal

State	Texas
Zip Code	78133

Amenities

Utilities	Electricity Available, Phone Available
Features	Boat Facilities
Parking Spaces	1
Parking	Attached, Garage, Detached Carport, Driveway Level, Garage Faces Front, RV Access/Parking
# of Garages	2

Interior

Interior	Carpet Free, Ceramic Tile, Wood
Appliances	Dishwasher, Electric Water Heater, Disposal, Some Electric Appliances, Microwave, Range, Electric Range
Heating	Electric, Central, Multiple Heating Units, Zoned
Cooling	Central Air, Electric, TwoUnits, Zoned
Fireplaces	None
# of Stories	2
Stories	Two

Exterior

Exterior Features	Covered Patio, Balcony, Deck, Patio, Porch
Windows	Double Pane Windows, Window Treatments
Roof	Metal
Construction	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 29th, 2025
Days on Website	179
Days on Market	138

The information being provided by the Central Texas MLS is exclusively for consumers' personal, non-commercial use, and it may not be used for any purpose other than to identify prospective properties consumers may be interested in

purchasing. The data is deemed reliable but is not guaranteed accurate by the MLS.