

# \$1,000,000 - 2232 Valley Forge, Canyon Lake

MLS® #580064

**\$1,000,000**

4 Bedroom, 4.00 Bathroom, 2,844 sqft

Residential on 3.25 Acres

Big Walnut Spgs, Canyon Lake, Texas

Nestled on a sprawling 3.25-acre waterfront lot in the coveted Eagles Cove at Canyon Lake, this unique property at 2232 Valley Forge presents an exceptional opportunity. Imagine owning a slice of paradise with not just one, but *\*two\** charming homes, both boasting 3 bedrooms and 2 bathrooms, both with same interior floor plans. Sq Ft for each is 1422.

Water enthusiasts will be captivated by the property's direct access to the lake, featuring a live spring gracefully feeding into a tranquil estuary right on your land. Walnut Creek runs through the property. Picture serene mornings by the water's edge, surrounded by the lush greenery that envelops this secluded haven. Convenience meets privacy here. Situated on a private road near the popular Potters Creek Park, you'll enjoy peace while remaining close to local amenities and lake activities. Both homes are equipped with a shared septic system and offer the added benefit of being unrestricted, opening up a world of possibilities. For those seeking investment potential, this listing has a proven history of successful long and short-term rentals. Live in one home and lease the other, or capitalize on the high demand for waterfront getaways at Canyon Lake. Each home provides comfortable living spaces, and a detached two-car garage offers ample parking and storage. Beyond the homes, the expansive acreage invites you to embrace the tranquility and seclusion, providing plenty of room to roam and savor the natural beauty of the



Texas Hill Country. Owner financing is available, making this dream property even more attainable. Don't miss your chance to own this extraordinary waterfront retreat on Eagles Cove!

Built in 1996

**Essential Information**

MLS® #	580064
Price	\$1,000,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,844
Acres	3.25
Year Built	1996
Type	Residential
Sub-Type	Single Family
Style	Hill Country
Status	Active

**Water Feature/View**

View	Creek/Stream, Seasonal View, Trees/Woods, Water
Is Waterfront	Yes
Water Body	Canyon Lake

**Community Information**

Address	2232 Valley Forge
Subdivision	Big Walnut Spgs
City	Canyon Lake
County	Comal
State	Texas
Zip Code	78133

**Amenities**

Utilities	Cable Available, Electricity Available, High Speed Internet Available, Phone Available
Features	None

# of Garages 2

### **Interior**

Interior Wood  
Appliances Dishwasher, Dryer, Electric Range, Electric Water Heater, Microwave, Range, Some Electric Appliances, Washer  
Heating Central, Electric  
Cooling Central Air, Electric, OneUnit  
Fireplace Yes  
Fireplaces Living Room, Stone, Wood Burning  
# of Stories 2  
Stories Two

### **Exterior**

Exterior Features Covered Patio, Deck, Private Yard  
Windows Double Pane Windows  
Roof Metal  
Construction Masonry  
Foundation Pillar/Post/Pier

### **School Information**

District Comal ISD

### **Additional Information**

Date Listed May 14th, 2025  
Days on Website 150  
Days on Market 117

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