

# \$275,000 - 284 Lake Forest, Canyon Lake

MLS® #581018

## \$275,000

3 Bedroom, 1.00 Bathroom, 1,275 sqft

Residential on 0.19 Acres

Canyon Lake Forest 1, Canyon Lake, Texas

Slice of heaven with stunning views of Canyon Lake and the surrounding Texas Hill Country. This lovingly maintained 3-bedroom 1-bath home lives HUGE and enjoys a gorgeous view from almost every room! The open floor plan draws the outdoors inside yet maintains a private, cozy feel. Two large bedrooms on the main floor and 1 large, attached "bunkroom" with separate entrance that could be used as an additional Gameroom or office. Tons of closet space! Gated back and front yard. Minutes from Comal Park and Boat Ramp 5. Perfect primary residence or second home. Recent upgrades include a front porch and carport cover, AC, Water Heater, Range, and fridge. RV hook-ups in the front. Schedule your showing today!

Built in 1967

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | 581018        |
| Price          | \$275,000     |
| Bedrooms       | 3             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 1,275         |
| Acres          | 0.19          |
| Year Built     | 1967          |
| Type           | Residential   |
| Sub-Type       | Single Family |



|          |             |
|----------|-------------|
| Style    | Traditional |
| Status   | Active      |
| Has Pool | Yes         |

### **Water Feature/View**

|            |             |
|------------|-------------|
| View       | Hills       |
| Water Body | Canyon Lake |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 284 Lake Forest      |
| Subdivision | Canyon Lake Forest 1 |
| City        | Canyon Lake          |
| County      | Comal                |
| State       | Texas                |
| Zip Code    | 78133                |

### **Amenities**

|                |                                                                                          |
|----------------|------------------------------------------------------------------------------------------|
| Utilities      | Electricity Available, High Speed Internet Available                                     |
| Features       | Park, Barbecue, Basketball Court, Boat Facilities, Clubhouse, Community Pool, Playground |
| Parking Spaces | 1                                                                                        |

### **Interior**

|              |                                                        |
|--------------|--------------------------------------------------------|
| Interior     | Ceramic Tile, Linoleum                                 |
| Appliances   | Dishwasher, Water Heater, Electric Range, Refrigerator |
| Heating      | Natural Gas                                            |
| Cooling      | Central Air, Electric, OneUnit                         |
| Fireplaces   | None                                                   |
| # of Stories | 1                                                      |
| Stories      | One                                                    |

### **Exterior**

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Porch, Deck, Rain Gutters |
| Roof              | Composition, Shingle      |
| Construction      | Asbestos                  |
| Foundation        | Slab, Pillar/Post/Pier    |

### **School Information**

|          |           |
|----------|-----------|
| District | Comal ISD |
|----------|-----------|

**Additional Information**

|                 |                |
|-----------------|----------------|
| Date Listed     | May 22nd, 2025 |
| Days on Website | 134            |
| Days on Market  | 76             |
| HOA Fees        | 75             |
| HOA Fees Freq.  | Annually       |

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