

\$800,000 - 463 Nancy Drive, Canyon Lake

MLS® #585195

\$800,000

3 Bedroom, 3.00 Bathroom, 2,669 sqft

Residential on 1.88 Acres

Canyon Lake Village West 5, Canyon Lake, Texas

WATERFRONT UNDER TAX VALUE! The lake is UP and here's your opportunity to own this spacious home sitting on almost 2 acres providing direct lake access. Living room, kitchen, dining, primary bedroom and bath are all on the main level...downstairs features 2 generous size bedrooms, bathroom and FLEX room. All bedrooms have direct access to the covered balconies to enjoy gorgeous views. Lots of storage available; 2 car garage, shop, parking for your BOAT and RV w/electric & water hookups. If you're looking for an investment property, **SHORT TERM RENTALS** are allowed in the neighborhood! Drop your boat in the lake at Turkey Cove boat ramp located across from this property. Close to river fun on the Guadalupe River, Whitewater Amphitheater for entertainment and fine dining...there's plenty to do at the lake! *****FURNISHINGS NEGOTIABLE TO CONVEY WITH SALE*****

Built in 1981

Essential Information

MLS® #	585195
Price	\$800,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	2,669
Acres	1.88
Year Built	1981
Type	Residential
Sub-Type	Single Family
Style	Hill Country
Status	Active

Water Feature/View

View	Water
Is Waterfront	Yes
Water Body	Canyon Lake

Community Information

Address	463 Nancy Drive
Subdivision	Canyon Lake Village West 5
City	Canyon Lake
County	Comal
State	Texas
Zip Code	78133

Amenities

Utilities	Electricity Available, High Speed Internet Available, Trash Collection Private, Phone Available
Features	Community Pool, Basketball Court, Clubhouse, Tennis Court(s)
Parking	Garage, Circular Driveway, RV Access/Parking
# of Garages	2
Garages	Garage Door Opener

Interior

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

Exterior

Exterior Features	Porch, Balcony, Rain Gutters
Windows	Double Pane Windows
Roof	Metal
Construction	Stone Veneer
Foundation	Slab

School Information

District	Comal ISD
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Additional Information

Date Listed	July 2nd, 2025
Days on Website	102
Days on Market	92
HOA Fees	24
HOA Fees Freq.	Annually

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