

# \$650,000 - 2919 Colleen Drive, Canyon Lake

MLS® #586077

**\$650,000**

4 Bedroom, 3.00 Bathroom, 2,352 sqft

Residential on 0.20 Acres

Canyon Lake Village West 1, Canyon Lake, Texas

Experience lake living at its finest in this beautifully updated Canyon Lake retreat, just steps from Boat Ramp 2 in the highly desirable Canyon Lake Village West community. This home is steel constructed and designed to showcase its incredible lake views with an elevated reverse floor plan that maximizes the scenery from the main living areas and upstairs bedrooms. The property can be enjoyed as a full time residence or a short term rental investment. Step out onto the expansive front balcony and take in the panoramic blues of Canyon Lake, perfect for morning coffee or sunset gatherings. The back balcony offers a peaceful setting overlooking a fully fenced yard. Inside, you'll find an inviting open concept layout featuring a bright and airy living, dining, and kitchen space with soaring ceilings and abundant natural light. The primary suite opens directly onto the front balcony and includes a spacious walk in closet, dual storage options, and a private ensuite bath. Two additional bedrooms are connected by a Jack and Jill bath, with one also offering balcony access. Downstairs, a private elevator takes you to a flexible fourth bedroom or secondary living area. The space is complete with its own bathroom, a coffee bar, and direct outdoor access. Additional highlights include a newer roof, updated flooring downstairs, and full community amenities including a pool, tennis courts, park, and a clubhouse. Whether you're looking for a



serene getaway, an Airbnb investment, or a full time residence, this home offers it all. Just minutes from Whitewater Amphitheater, the Guadalupe River, and the charming towns of New Braunfels, Wimberley, and San Antonio.

Built in 1969

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | 586077        |
| Price          | \$650,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 2,352         |
| Acres          | 0.20          |
| Year Built     | 1969          |
| Type           | Residential   |
| Sub-Type       | Single Family |
| Style          | Hill Country  |
| Status         | Active        |

**Water Feature/View**

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

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 2919 Colleen Drive         |
| Subdivision | Canyon Lake Village West 1 |
| City        | Canyon Lake                |
| County      | Comal                      |
| State       | Texas                      |
| Zip Code    | 78133                      |

**Amenities**

|           |                                                                                                 |
|-----------|-------------------------------------------------------------------------------------------------|
| Utilities | Cable Available, Electricity Available, High Speed Internet Available, Trash Collection Private |
| Features  | Barbecue, Other, Park, See Remarks, Tennis Court(s), Trails/Paths, Community Pool, Curbs        |

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Parking Spaces | 2                                                                           |
| Parking        | Attached Carport, Attached, Door-Single, Garage Faces Front, Garage, Tandem |
| # of Garages   | 2                                                                           |

### Interior

|              |                                                                                                                                             |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior     | Carpet, Tile, Vinyl                                                                                                                         |
| Appliances   | Dishwasher, Electric Range, Electric Water Heater, Disposal, Plumbed For Ice Maker, Some Electric Appliances, Microwave, Range, Exhaust Fan |
| Heating      | Central, Electric                                                                                                                           |
| Cooling      | Central Air, Electric, TwoUnits                                                                                                             |
| Fireplaces   | None                                                                                                                                        |
| # of Stories | 2                                                                                                                                           |
| Stories      | Two                                                                                                                                         |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Balcony, Deck, Private Yard, Rain Gutters, Storage |
| Windows           | Double Pane Windows                                |
| Roof              | Composition, Shingle                               |
| Construction      | HardiPlank Type, Stone Veneer, Steel Frame         |
| Foundation        | Slab                                               |

### School Information

|            |                               |
|------------|-------------------------------|
| District   | Comal ISD                     |
| Elementary | Startzville                   |
| Middle     | Mountain Valley Middle School |
| High       | Canyon Lake High School       |

### Additional Information

|                 |                 |
|-----------------|-----------------|
| Date Listed     | July 30th, 2025 |
| Days on Website | 96              |
| Days on Market  | 21              |
| HOA Fees        | 24              |
| HOA Fees Freq.  | Annually        |

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