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

MLS® #586077

### \$650,000

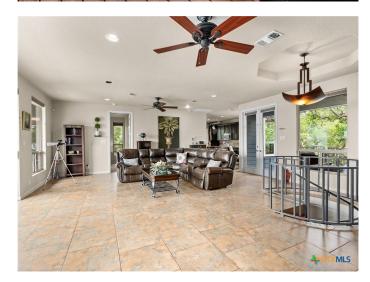
4 Bedroom, 3.00 Bathroom, 2,352 sqft Residential on 0.20 Acres

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'II 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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