

# \$475,000 - 1216 Canyon Lake Drive, Canyon Lake

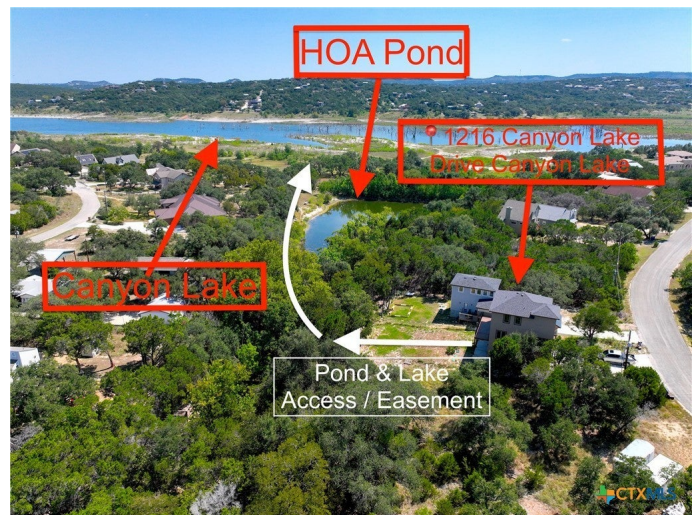
MLS® #587196

**\$475,000**

3 Bedroom, 3.00 Bathroom, 1,672 sqft  
Residential on 0.17 Acres

Canyon Lake Hills 1, Canyon Lake, Texas

Imagine living your best lake life every day! Welcome to 1216 Canyon Lake Dr. A Hidden Canyon Lake gem! Assumable low-rate mortgage for qualified buyers! This like new home backs up to a spring fed pond on private park land, shared between just a few homes, and it connects to Army Corps land- giving you **DIRECT ACCESS TO THE LAKE** from your own back yard! Enjoy hours of fishing or a nice scenic hike right to the beautiful clear blue waters of Canyon Lake. Making this the perfect vacation retreat! With 3-bedrooms and 2.5 baths, this home offers plenty of space and comfort. With an open Kitchen/living area and an office or flex room on the second story and all bedrooms on the third. The oversized 2 car garage includes a large storage closet and outside access to an expansive back patio. Enjoy a view of the lake and beautiful Hill Country views from the second story balcony, perfect for entertaining or just relaxing in a private atmosphere while enjoying Texas Lake life. Relax on the front balcony and watch the deer as they roam through the front yard or stand on your Master suite Juliet balcony and take in an even better lake view! An electric fireplace adds warmth and ambiance to the open living room/kitchen area. The kitchen features granite countertops, soft close cabinets and drawers, and a stovetop pot filler. Casement windows throughout the home and durable vinyl flooring make cleaning a breeze. Less than 1 mile from boat ramp 6 and close proximity to many great restaurants and



activities around Canyon Lake including tubing and concerts at White Water Ampitheater on the Horseshoe. Utilize neighborhood amenities such as a community pool, playground, and pavilion as well as tennis, basketball, and pickleball courts. Conveniently located on the South Side of the lake for easy access to nearby cities of New Braunfels and San Antonio. Do not hesitate.. come out and see all that this beautiful area of the Tx Hill Country has to offer! Schedule your visit today!

Built in 2022

**Essential Information**

MLS® #	587196
Price	\$475,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,672
Acres	0.17
Year Built	2022
Type	Residential
Sub-Type	Single Family
Style	Hill Country
Status	Active

**Water Feature/View**

View	Hills, Pond, Water
Is Waterfront	Yes
Water Body	Canyon Lake

**Community Information**

Address	1216 Canyon Lake Drive
Subdivision	Canyon Lake Hills 1
City	Canyon Lake
County	Comal
State	Texas

Zip Code 78133

### **Amenities**

Utilities Above Ground Utilities, Electricity Available, Fiber Optic Available, High Speed Internet Available

Features Barbecue, Basketball Court, Boat Facilities, Community Pool, Playground, Sport Court(s), Tennis Court(s)

Parking Converted Garage

# of Garages 2

### **Interior**

Interior Carpet, Vinyl

Appliances Dishwasher, Cooktop, Electric Range, Electric Water Heater, Microwave, Range, Some Electric Appliances, Water Softener Owned

Heating Central, Electric

Cooling Central Air, OneUnit

Fireplace Yes

Fireplaces Electric, Living Room

Stories Three Or More

### **Exterior**

Exterior Features Balcony

Roof Composition, Shingle

Construction Stucco

Foundation Slab

### **School Information**

District Comal ISD

Elementary Startzville

Middle Mountain Valley Middle School

High Canyon Lake High School

### **Additional Information**

Date Listed July 22nd, 2025

Days on Website 82

Days on Market 78

HOA Fees 24

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