# \$1,550,000 - 2934 Colleen Drive, Canyon Lake

MLS® #587626

# \$1,550,000

3 Bedroom, 4.00 Bathroom, 2,270 sqft Residential on 0.25 Acres

Canyon Lake Village West, Canyon Lake, Texas

Experience everything Canyon Lake has to offer on this newly re-constructed and completely renovated waterfront home featuring panoramic views of the lake! Virtually everything is new: roof, floors, doors, windows, cabinets, appliances, lighting, granite, tile, stucco, and fireplaceâ€"expansive views not only from the upper 600ft deck but from every room in the house. Step onto the meandering path with handrails right to the water's edge for a day of fun on the Lake. Each of the 3 bedrooms features an en-suite bath, with the Primary and secondary bedrooms having private access to the lower deck. All the appliances are stainless steel Bosch brand, including the Induction cooktop stove. Equipped with a dumbwaiter that takes the groceries from the garage right to the pantry! The Kitchen and all bathroom countertops are high-tier granite. The beautiful engineered wide plank wood flooring is throughout the home. In the great room, there is an electric fireplace that can either produce heat or ambient light. All windows were replaced with Pella windows. The double car garage doors are 8 feet high, featuring insulated windows. Additionally, there is ample extra parking at the top of the driveway to accommodate a large number of guests for entertaining.







Built in 1992

#### **Essential Information**

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Price \$1,550,000

Bedrooms 3

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,270

Acres 0.25

Year Built 1992

Type Residential

Sub-Type Single Family

Style Hill Country

Status Active

#### Water Feature/View

View Hills, Water

Is Waterfront Yes

Water Body Canyon Lake

# **Community Information**

Address 2934 Colleen Drive

Subdivision Canyon Lake Village West

City Canyon Lake

County Comal State Texas Zip Code 78133

# **Amenities**

Utilities Cable Available, Electricity Available, Trash Collection Private

Features Clubhouse, Community Pool, Boat Facilities

# of Garages 2

## Interior

Interior Ceramic Tile

Appliances Dishwasher, Electric Range, Electric Water Heater, Disposal,

Microwave, Vented Exhaust Fan, Some Electric Appliances, Range

Heating Multiple Heating Units

Cooling TwoUnits

Fireplace Yes

Fireplaces Living Room, Blower Fan, Decorative, Electric

Stories Multi/Split

#### **Exterior**

Exterior Features Porch, Balcony

Roof Metal

Construction Masonry, Stone Veneer, Stucco

Foundation Slab

### **School Information**

District Comal ISD

## **Additional Information**

Date Listed July 26th, 2025

Days on Website 100
Days on Market 89
HOA Fees 24

HOA Fees Freq. Annually

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