

\$1,150,000 - 3140 Westview Drive, Canyon Lake

MLS® #590469

\$1,150,000

4 Bedroom, 5.00 Bathroom, 4,250 sqft
Residential on 0.39 Acres

Canyon Lake Forest 1, Canyon Lake, Texas

Newly reconstructed and reimagined for lake life luxury, this four level showpiece delivers panoramic Canyon Lake views from multiple upper decks, including a dramatic rooftop terrace, and features a private pool and outdoor kitchen for effortless entertaining. The 4,250 sq ft contemporary layout centers on an open, light-filled main floor with an island kitchen, walk-in pantry, and generous living and dining spaces that spill outdoors. A residential elevator serves every level. The flexible plan provides four bedrooms, three full and two half baths, an upper level primary retreat with spa style bath, plus bonus spaces for media, office, or guests. Recent reconstruction modernized systems and finishes while preserving dramatic lake views and extensive deck space (270Â° vistas). The property sits on a nearly 0.39 acre corner lot with fenced yard, nearby boat ramp access, marinas, parks and more. Purpose built for lock and leave ease with smart storage and contemporary systems throughout – this home is Hill Country living at its most elevated.

Built in 1969

Essential Information

MLS® #	590469
Price	\$1,150,000
Bedrooms	4
Bathrooms	5.00



Full Baths	3
Half Baths	2
Square Footage	4,250
Acres	0.39
Year Built	1969
Type	Residential
Sub-Type	Single Family
Style	Contemporary/Modern
Status	Active

Water Feature/View

View	Hills, Water
Water Body	Canyon Lake

Community Information

Address	3140 Westview Drive
Subdivision	Canyon Lake Forest 1
City	Canyon Lake
County	Comal
State	Texas
Zip Code	78133

Amenities

Utilities	Electricity Available, High Speed Internet Available, Trash Collection Private, Phone Available
Features	Clubhouse, Tennis Court(s)
Parking	Attached, Door-Single, Garage Faces Front, Garage
# of Garages	1
Garages	Garage Door Opener

Interior

Interior	Vinyl, Marble
Appliances	Dishwasher, Electric Range, Electric Water Heater, Disposal, Plumbed For Ice Maker, Some Electric Appliances, Range, Water Softener Owned, Exhaust Fan
Heating	Central, Electric, Multiple Heating Units
Cooling	Central Air, Electric, TwoUnits
Fireplaces	None
Stories	Three Or More

Exterior

Exterior Features	Balcony, Deck, Outdoor Grill, Private Yard, Rain Gutters, Patio
Windows	Double Pane Windows
Roof	Composition, Shingle
Construction	Vinyl Siding, Wood Siding
Foundation	Slab

School Information

District	Comal ISD
Elementary	Startzville
Middle	Smithson Valley
High	Smithson Valley

Additional Information

Date Listed	September 11th, 2025
Days on Website	54
Days on Market	47
HOA Fees	75
HOA Fees Freq.	Annually

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