

\$1,189,000 - 2406 Connie Drive, Canyon Lake

MLS® #595173

\$1,189,000

4 Bedroom, 3.00 Bathroom, 3,326 sqft

Residential on 1.02 Acres

Canyon Lake Village West 5, Canyon Lake, Texas

Your Waterfront Paradise Awaits! This dreamy two-story lake house beautifully remodeled in 2020 offers 4 spacious bedrooms, office, and 2.5 bathrooms, perfectly situated on the picturesque shores of Canyon Lake on Turkey Cove. With breathtaking views that will leave you in awe, this home is designed for both relaxation and entertaining! As you step inside, you'll be instantly greeted by an abundance of natural light streaming through large panoramic viewing windows! You will surely have plenty of room for guests or yourselves with seamless flow from the living area, kitchen, dining area & eat in kitchen seating. This home has some useful and unique features including a built in elevator shaft ready for an elevator to be installed if the need ever arises, abundant storage throughout with under stair storage offering the best hide & seek spots for kids and a kitchenette area in the secondary level family room! Step outside to the expansive decks on both the main and lower level, where you can soak in the sun, enjoy morning coffee and have a front row seat to the amazing annual 4th of July fireworks display just across the cove! Also with DIRECT waterfront access by rock staircase, you can enjoy all the recreational activities Canyon Lake has to offer! And the location, can't be beat-home is located on Turkey Cove, 10 minutes from White Water Amphitheater/Camp Fimfo, 20 minutes to Gruene and minutes from many great



restaurants in Canyon Lake! Don't miss the chance to be a part of luxurious lakefront life!

Built in 1994

Essential Information

MLS® #	595173
Price	\$1,189,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,326
Acres	1.02
Year Built	1994
Type	Residential
Sub-Type	Single Family
Style	Hill Country, Traditional
Status	Active
Has Pool	Yes

Water Feature/View

View	Water
Is Waterfront	Yes
Water Body	Canyon Lake

Community Information

Address	2406 Connie Drive
Subdivision	Canyon Lake Village West 5
City	Canyon Lake
County	Comal
State	Texas
Zip Code	78133

Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Connected, High Speed Internet Available, Trash Collection Private
Features	Park, Tennis Court(s), Community Pool
# of Garages	3

Interior

Interior	Carpet, Ceramic Tile, Wood
Appliances	Dishwasher, Disposal, Gas Range, Gas Water Heater, Microwave, Oven, Built-In Oven, Cooktop
Heating	Central, Natural Gas
Cooling	Central Air, TwoUnits, Attic Fan
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Deck, Outdoor Shower, Porch
Windows	Window Treatments
Construction	Block, Concrete, Stone Veneer
Foundation	Slab

School Information

District	Comal ISD
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Additional Information

Date Listed	October 14th, 2025
Days on Website	37
HOA Fees	25
HOA Fees Freq.	Annually

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