

\$247,500 - 18035 Fm 306 104, Canyon Lake

MLS® #595991

\$247,500

2 Bedroom, 3.00 Bathroom, 1,115 sqft

Residential on 0.36 Acres

Lakeridge Twnhms Ph II, Canyon Lake, Texas

Enjoy Serene Sunset Lake Views from this fully furnished and decorated 2 Bedroom 2 1/2 bath (i tub/shower Jack and Jill bath area upstairs 1/2 bath downstairs) Townhome that backs up to the Corp of Engineers property. This adds privacy and additional outdoor space to BBQ, or walk a pet. Small quiet community fireplace, ground floor deck ,upstairs balcony, all appliances remain. Use for your getaway ,home, or short term rental, conveniently situated near shopping and restaurants. The area is centrally located between Austin and San Antonio in the rapid growing I-35 corridor with lots of nearby recreation Guadalupe River, Whitewater Amphitheater , Hiking Trails ,Parks, Canyon Dam, and more. The exterior has had recent roof and stucco improvements ,inside the central a/c and heat system ,and appliances have been upgraded. Lots of storage and parking come see this cozy townhome! ALL FURNITURE WILL CONVEY ready for your enjoyment or rental.



Built in 1984

Essential Information

MLS® #	595991
Price	\$247,500
Bedrooms	2
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	1,115
Acres	0.36
Year Built	1984
Type	Residential
Sub-Type	Townhouse
Status	Active

Water Feature/View

View	Water
Is Waterfront	Yes
Water Body	Canyon Lake

Community Information

Address	18035 Fm 306 104
Subdivision	Lakeridge Twnhms Ph II
City	Canyon Lake
County	Comal
State	Texas
Zip Code	78133

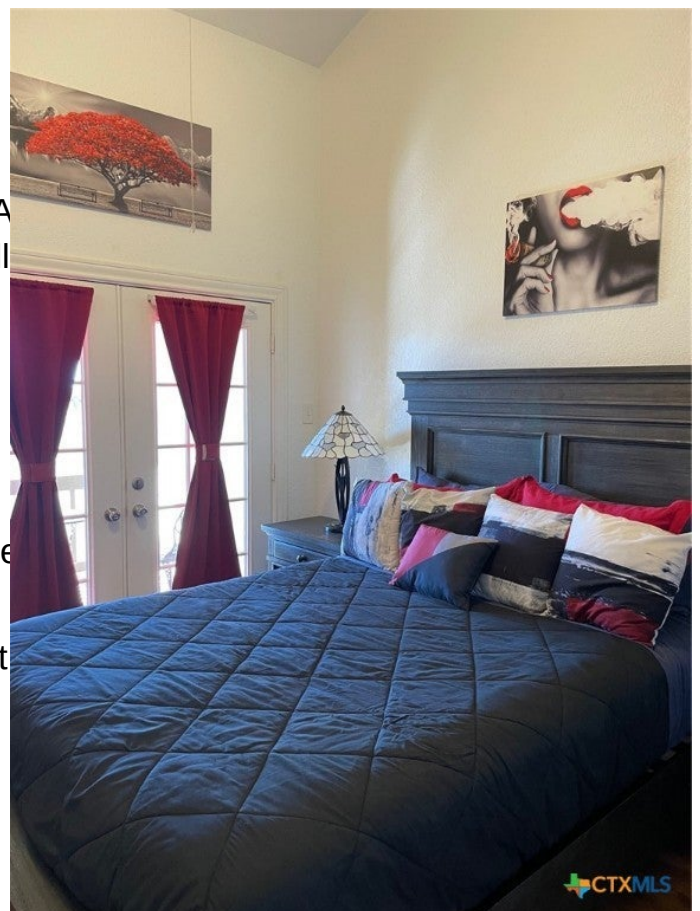
Amenities

Utilities	Cable Available, Electricity A Internet Available, Trash Coll
Features	Barbecue

Interior

Interior	Carpet, Ceramic Tile
Appliances	Dryer, Dishwasher, Electric Water Heater, Washer, Some
Heating	Central, Electric
Cooling	Central Air, Electric, OneUnit
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Masonry
# of Stories	2
Stories	Two

Exterior



Exterior Features	Balcony, Deck
Windows	Window Treatments
Roof	Metal
Construction	Fiber Cement, Masonry, Stucco
Foundation	Slab

School Information

District	Comal ISD
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Additional Information

Date Listed	October 22nd, 2025
Days on Website	29
HOA Fees	200
HOA Fees Freq.	Monthly

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