

\$875,000 - 971 Barbara Dr, Canyon Lake

MLS® #8912660

\$875,000

3 Bedroom, 3.00 Bathroom, 3,042 sqft

Residential on 0.39 Acres

Canyon Lake Village West 5, Canyon Lake, TX

STR's ALLOWED Experience the best of Canyon Lake living at 971 Barbara Drive, where lake access and sweeping Hill Country views set the stage for an unparalleled lifestyle! Just 250 yards from your own private water access, this beautiful home combines comfort, versatility, and outdoor serenity. Inside, walls of windows frame panoramic views of the lake and surrounding Hill Country, filling the open-concept living and dining areas with natural light. A stone fireplace anchors the space, while the kitchen features granite counters, stainless steel appliances, and generous cabinetry. The primary suite also opens directly to the deck and includes an ensuite bath with a walk-in shower and dual vanities.

Upstairs youâ€™ll find two secondary bedrooms plus a bonus room that can flex as an additional bedroom, office, or creative space. Downstairs, a full basement provides a large game room or media/TV room - perfect for entertaining, hobbies, or quiet relaxation!

Outdoors, expansive decks and patios run the length of the home, offering multiple seating and dining areas to soak in the water views. A stone pathway leads to private lake access, where you can launch a kayak, swim, or simply unwind by the shoreline. The neighborhood also features a pool, tennis and pickleball courts, and recreational amenities,



making this property as practical as it is picturesque.

Whether you’re seeking a full-time residence or a weekend escape, this home delivers the quintessential Canyon Lake lifestyle - panoramic views, direct water access, and inviting spaces designed for both gathering and retreat!

Built in 1998

Essential Information

MLS® #	8912660
Price	\$875,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,042
Acres	0.39
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	Hills,Lake,Canyon Lake
Water Body	Canyon Lake

Community Information

Address	971 Barbara Dr
Area	CM
Subdivision	Canyon Lake Village West 5
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Utilities	Above Ground Utilities, Cable Available, Electricity Available, High Speed Internet Available, Propane, Phone Available, Water Connected, Sewer Not Available
Features	Clubhouse, Internet Access, Lake, Playground, Park, Pool, Tennis Court(s)
Parking	Attached, Door-Single, Driveway, Garage, Garage Faces Side
# of Garages	2
Garages	Garage Door Opener

Interior

Interior	Tile, Vinyl
Appliances	Dishwasher, Free-Standing Gas Range, Disposal, Stainless Steel Appliance(s), Free-Standing Refrigerator, Self Cleaning Oven
Heating	Central, Electric, Fireplace(s), Ductless
# of Fireplaces	1
Fireplaces	Gas Log, Living Room, Propane
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Exterior Steps, Rain Gutters, See Remarks
Lot Description	Front Yard, Landscaped, Many Trees, Trees Medium Size, Views
Roof	Metal
Construction	Stucco
Foundation	Slab

School Information

District	Comal ISD
Elementary	Startzville
Middle	Mountain Valley Middle
High	Canyon Lake

Additional Information

Date Listed	September 24th, 2025
Days on Website	40
Days on Market	35
HOA Fees	25
HOA Fees Freq.	Annually

Property Listed by: Keller Williams WimberleyThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may

be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from November 3rd, 2025 at 2:16pm CST. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.