

\$2,350,000 - 1000 Bamc Dr, Canyon Lake

MLS® #9243967

\$2,350,000

3 Bedroom, 3.00 Bathroom, 2,701 sqft

Residential on 4.16 Acres

Canyon Lake Island, Canyon Lake, TX

Discover a rare opportunity to own 4.16 acres of prime waterfront on Canyon Lake's main body, located in the highly sought-after Canyon Lake Island subdivision. With 335 feet of water frontage and panoramic views from the dam to the Guadalupe River inlet—even during low lake levels—this unique peninsula property offers sunrise and sunset views certain times of year. The custom 2701 SF home, built in 2002, features 3 bedrooms, 2.5 baths, 2 additional flex rooms, and thoughtful single-story design for easy living. Highlights include oak hardwood floors, a striking 3-sided stone fireplace, a true butler's pantry, and a central vacuum system. One flex space has a private entrance and sink, ideal for a guest suite or office. The foyer is paved with petrified wood slabs collected by the original owners, avid rockhounds. Xeriscaped landscaping, mature live oaks, and natural surroundings offer privacy, low maintenance, and abundant wildlife. Most of the land is above the floodplain, with 1.08 acres unzoned and unrestricted. An as-built survey and GIS map are available. This is a once-in-a-lifetime lakefront property with unmatched views, charm, and potential. Seller is offering \$10,000 concession for carpet/appliance upgrade.

Built in 2002

Essential Information



MLS® #	9243967
Price	\$2,350,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,701
Acres	4.16
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	Hills,Lake,Panoramic,TreesWoods,Canyon Lake
Is Waterfront	Yes
Water Body	Canyon Lake

Community Information

Address	1000 Bamc Dr
Area	CM
Subdivision	Canyon Lake Island
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Utilities	Cable Available, Electricity Connected, Fiber Optic Available, Phone Available, See Remarks, Underground Utilities, Water Connected
Features	Lake, See Remarks
Parking	Circular Driveway, Concrete, Door-Multi, Driveway, Garage, Inside Entrance, Oversized, Paved, Garage Faces Side, See Remarks
# of Garages	3
Garages	Garage Door Opener

Interior

Interior	Carpet, Concrete, See Remarks, Stone, Tile, Wood
Appliances	Built-In Electric Oven, Cooktop, Dryer, Dishwasher, Electric Cooktop,

	Exhaust Fan, Electric Oven, Electric Range, Electric Water Heater, Free-Standing Refrigerator, Disposal, Microwave, Oven, Water Softener Owned, Washer, Built-In Electric Range, Free-Standing Freezer
Heating	Central, Electric, Fireplace(s)
# of Fireplaces	1
Fireplaces	Family Room, Free Standing, Glass Doors, See Remarks, Stone, Wood Burning, Dining Room, Raised Hearth, See Through
# of Stories	1
Stories	One

Exterior

Exterior Features	Lighting, Rain Gutters, See Remarks
Lot Description	Back Yard, Sloped Down, Front Yard, Gentle Sloping, Interior Lot, Native Plants, See Remarks, Trees Medium Size, Views, Rock Outcropping, Xeriscape
Roof	Composition
Construction	HardiPlank Type, Masonry, Stone Veneer, See Remarks
Foundation	Slab

School Information

District	Comal ISD
Elementary	Rebecca Creek
Middle	Mountain Valley Middle
High	Canyon Lake

Additional Information

Date Listed	May 20th, 2025
Days on Website	145
Days on Market	76
HOA Fees	100
HOA Fees Freq.	Annually

Property Listed by: Saxet Realty, IncThe 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 October 12th, 2025 at 10:01am CDT. 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.