# \$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 inletâ€"even during low lake levelsâ€"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**

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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, Trees Woods, 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 167
Days on Market 76
HOA Fees 100

HOA Fees Freq. Annually

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