

\$520,000 - 620 Lake Island Dr, Canyon Lake

MLS® #9585851

\$520,000

3 Bedroom, 2.00 Bathroom, 1,963 sqft
Residential on 0.90 Acres

Canyon Lake Island, Canyon Lake, TX

HUGE PRICE DROP of \$70K for you to
REMODEL and make it your own.

Welcome to your Canyon Lake retreat, where every evening ends with a painted sky. This 3BR/2BA waterfront home invites you to live where sunsets linger over the water and cool breezes drift across your patio swing. With sweeping views from the kitchen, dining, and living spaces, the lake becomes the backdrop to your everyday life.

Step outside to discover a spacious covered patio designed for gatherings, laughter, and quiet mornings with coffee. A backyard deck extends the invitation to soak in the serenity, where the gentle rhythm of Canyon Lake reminds you to slow down and savor the moment.

Inside, the heart of the home has been beautifully refreshed. A custom kitchen with granite countertops makes cooking a joy, while both baths offer spa-like comfort with walk-in showers, granite finishes, and thoughtful accessibility features. Saltillo tile adds timeless charm, and each bedroom provides comfort and space for family or guests.

Practical updates—newer HVAC, water heater, and a full suite of appliances—make this home move-in ready. The generous two-car garage doubles as a workspace for your weekend projects.

Though the lake level is currently low, your property still carries its coveted technical waterfront designation and direct legal



accessâ€”ensuring your connection to the water.

This is more than a house; itâ€™s a place where memories will be made, sunsets will be celebrated, and every day feels like a getaway.

Built in 1983

Essential Information

MLS® #	9585851
Price	\$520,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,963
Acres	0.90
Year Built	1983
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

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

Community Information

Address	620 Lake Island Dr
Area	CM
Subdivision	Canyon Lake Island
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Utilities	Above Ground Utilities, Cable Available, Electricity Connected, Fiber Optic Available, Phone Available, See Remarks
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Features	Lake
Parking	Concrete, Door-Single, Driveway, Garage Faces Front, Garage, Inside Entrance, Kitchen Level
# of Garages	2
Garages	Garage Door Opener

Interior

Interior	Carpet, See Remarks, Tile
Appliances	Cooktop, Dryer, Dishwasher, Electric Oven, Electric Range, Electric Water Heater, Free-Standing Electric Oven, Free-Standing Refrigerator, Disposal, Microwave, Refrigerator, See Remarks, Washer
Heating	Central, Electric
Fireplaces	None
# of Stories	1
Stories	One

Exterior

Exterior Features	Exterior Steps, Rain Gutters
Lot Description	Cleared, Sloped Down, Front Yard, Sprinklers In Rear, Sprinklers In Front, Interior Lot, Landscaped, Level, Sprinklers In Ground, Few Trees, Trees Medium Size, Views, Bluff, Subdivided
Roof	Composition, Shingle
Construction	Brick Veneer, Masonry, See Remarks, Attic/Crawl Hatchway(s) Insulated
Foundation	Slab

School Information

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

Additional Information

Date Listed	April 24th, 2025
Days on Website	164
Days on Market	124
HOA Fees	100
HOA Fees Freq.	Annually

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