

\$799,900 - 16887 FM 306, Canyon Lake

MLS® #00016887

\$799,900

5 Bedroom, 3 Bathroom, 3,675 sqft

Residential on 4.43 Acres

Ponderone, Canyon Lake, Texas

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<h1>Video Tour</h1>

<p class="video"><iframe title="YouTube video player"

src="https://www.youtube.com/embed/dzrop2f0EaE" width="560" height="315"

frameborder="0"

allowfullscreen="allowfullscreen"></iframe></p>

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<p>This isn't just a home—it's your Hill Country compound. Sitting on 4.43 acres with front-row views of Canyon Lake and the Texas sky, this property brings together every must-have and dream feature into one bold, private setup. At the heart of it all? A metal workshop with 4 overhead doors, an attached lean-to, and all the space you need for toys, tools, or a business. You've got room for guests, gear, trailers—whatever your life calls for. And the outdoor setup? Unreal. A sparkling in-ground pool is your summer HQ, surrounded by stone landscaping, a shaded pebble-finish patio with a serving bar, and Hill Country views. Sunset hangs. Wildlife watching. Weekend barbecues. It's all right here. Plus, with FM 306 frontage, this property offers commercial potential, short-term rental income, or both. Inside, the main living area stuns with vaulted, beamed ceilings and walls of windows that frame Canyon Lake like a painting. A wood-burning fireplace anchors the room, and dual sliding



doors lead to the view-filled deck. The kitchen is wide open and ready to host, with a huge island, built-in wine rack, JennAir cooktop with grill, and a raised serving bar. There's even a built-in desk nook and pot rack for added charm. Need space for guests or multi-gen living? The private guest quarters offer their own entrance, fireplace, kitchen setup, two bedrooms with walk-in closets, and direct patio access. Downstairs, you'll find a game room with a private covered entrance, full en suite, and tons of flex potential. Add in a central vacuum, casement windows, intercom system, and water softener—and this place doesn't miss. Whether you're looking for home, business base, retreat, or income property, this one delivers it all with a view that can't be matched.

Built in 1984

Essential Information

MLS® #	00016887
Price	\$799,900
Bedrooms	5
Bathrooms	3
Half Baths	1
Square Footage	3675
Acres	4.43
Year Built	1984
Type	Residential
Status	Sold

Community Information

Address	16887 FM 306
Subdivision	Ponderone
City	Canyon Lake
State	Texas
Zip Code	78133

Amenities

Features	Dishwasher, Family Room, Fenced Yard, Fireplace, Living Room, Swimming Pool
# of Garages	3
Water Feature/View	Canyon Lake

Interior

Stories	2
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Exterior

Lot Size	4.43
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School Information

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

Additional Information

Short Term Rental Allowed	yes
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