

\$474,900 - 309 Watts Ln. , Canyon Lake

MLS® #000309

\$474,900

3 Bedroom, 3 Bathroom, 2,061 sqft

Residential on 0.29 Acres

Woodlands, 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/nDq-o05DobM" width="560" height="315"

frameborder="0"

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

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<p>Backyard views like these? They don't come around every day. Tucked at the edge of uninterrupted greenspace with direct access to peaceful walking trails, this home is your private escape wrapped in nature—and loaded with upgrades. Step out back and you’ll find a stone patio made for unwinding or entertaining, complete with ceiling fans, built-in speakers, and stone terraced flower beds that light up the night with low-voltage charm. The wrought iron fence keeps the view wide open, while mature trees bring the shade and the serenity. Inside, it’s all about refined comfort and thoughtful design. The open living room brings the wow with oversized windows that frame nothing but nature, while anchored by a tiled gas fireplace with wood mantle (hello cozy nights!), and ceiling speakers for that all-around ambiance. The kitchen is just as impressive: granite counters, stainless appliances, under-cabinet lighting, and custom cabinetry—including a pantry cabinet, coffee bar, and bar seating. Whether you're



prepping breakfast or hosting dinner in the formal dining space, the vibe is bright, polished, and perfectly functional. The owner’s suite is a true retreat with crown molding, plantation shutters, private patio access, and backyard views that never get old. The ensuite? Dual vanities, a walk-in shower with bench, and two closets—because one is never enough. With a smart split layout, two additional bedrooms (one with its own ensuite), a dedicated study, a roomy laundry area, and a 2-car garage with built-ins, this home blends peaceful surroundings with practical luxury. All air ducts were replaced in the attic, and there’s a water softener already in place. This isn’t just a home—it’s a lifestyle built around fresh air, good views, and easy living. Let nature be your neighbor and come enjoy the view.

Built in 2001

Essential Information

MLS® #	000309
Price	\$474,900
Bedrooms	3
Bathrooms	3
Square Footage	2061
Acres	0.29
Year Built	2001
Type	Residential
Status	Sold

Community Information

Address	309 Watts Ln.
Subdivision	Woodlands
City	Canyon Lake
State	Texas
Zip Code	78133

Amenities

Features	Dishwasher, Fenced Yard, Fireplace, Living Room, Microwave
# of Garages	2

Interior

Stories	1
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Exterior

Lot Size	0.29
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School Information

District	Comal ISD
Elementary	Startzville
Middle	Mt. Valley Middle
High	Canyon Lake High School

Additional Information

Short Term Rental Allowed	yes
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