

\$499,000 - 3037 Rustler, Canyon Lake

MLS® #1715527

\$499,000

3 Bedroom, 3.00 Bathroom, 1,674 sqft
Residential on 0.64 Acres

Canyon Lake Forest, Canyon Lake, TX

Welcome to 3037 Rustler-your dream home near the lake! This beautifully updated residence in Canyon Lake Forest offers 3 bedrooms, 2.5 bathrooms, and 1,674 sq ft of thoughtfully designed living space-all set on an expansive .642-acre lot made up of three separate lots. Whether you're dreaming of gardening, building an additional structure, or just enjoying more elbow room, this property has space to spare. Step inside to find new carpet in every bedroom and closet, along with fresh interior paint, and stained concrete floors that brings a bright, clean feel throughout. The epoxy garage floor adds durability and polished look, perfect for weekend projects or keeping things tidy. But wait-there's more! This home includes flexible bonus spaces: an unfinished workshop, a man cave, or a she shed, ready for your custom touches. Whether you're crafting, tinkering, or relaxing, there's a space for everyone. Located just minutes from Canyon Lake's boat ramps and a scenic lakefront park, this home puts lakeside living right at your doorstep. It's also close to local restaurants and nearby schools, making daily life a breeze. With plenty of room to store your boat or RV and endless potential to expand, this property is perfect for those looking to enjoy the lake lifestyle with a little extra land. Don't miss your chance to own one of the largest parcels in the neighborhood-3037 Rustler is ready to welcome you home!



Built in 2009

Essential Information

MLS® #	1715527
Price	\$499,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,674
Acres	0.64
Year Built	2009
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Texas Hill Country, Traditional
Status	Active

Community Information

Address	3037 Rustler
Area	2603
Subdivision	Canyon Lake Forest
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133-4425

Amenities

Amenities	Boat Ramp, Clubhouse, Lake/River Park, Park/Playground, Pool
Parking	Two Car Garage
Pool	None

Interior

Interior	One Living Area, Breakfast Bar, Cable TV Available, Eat-In Kitchen, High Speed Internet, Island Kitchen, Laundry Upper Level, Separate Dining Room, Utility Room Inside
Appliances	Ceiling Fans, Custom Cabinets, Disposal, Dryer Connection, Dishwasher, Ice Maker Connection, Solid Counter Tops, Smoke Alarm, Stove/Range, Washer Connection
Heating	Central
Cooling	One Central

Fireplaces	Not Applicable
# of Stories	2.0
Stories	2

Exterior

Exterior	Cement Fiber, Stone/Rock
Roof	Heavy Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	STARTZVILLE
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	August 31st, 2023
Days on Market	792
HOA Fees	60.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Stephen Giannone
Listing Office	BHHS Don Johnson Realtors - CL

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