

\$349,000 - 578 Firefly, Canyon Lake

MLS® #1844380

\$349,000

3 Bedroom, 3.00 Bathroom, 1,559 sqft
Residential on 0.13 Acres

CANYON LAKE FOREST, Canyon Lake, TX

As a homeowner, there are several loan options that will allow you to Buy This Home with \$0 Down! Why Rent When You Can Own With \$0 Down? Stop Waiting & Start Owning - No Down Payment Needed! This is the Canyon Lake home you've been waiting for! Built by award-winning Williams-Hirsch Custom Builders of New Braunfels, this stunning home offers modern finishes, an amazing floor plan, and a peaceful setting-all just minutes from Boat Ramp 5. Step inside to an open-concept living space filled with natural light. The gourmet kitchen features a large island, white cabinetry, a single-basin sink, a 5-burner stove, built-in microwave, and dishwasher. The gorgeous blue tile backsplash adds a perfect touch, inspired by the nearby lake. Built-in bookshelves and a stylish half-bath complete the main living area. The primary suite on the main level is huge and luxurious, offering a spa-like bathroom with double sinks, a stand-alone shower, and a spacious walk-in closet with built-in shelves. Upstairs, you'll find two oversized bedrooms, both large enough for king-sized beds, along with a small central loft and a full bathroom. Additional features include high-quality wood-look laminate flooring throughout-no carpet!-as well as stylish tile accents in the bathrooms and laundry room. Tall ceilings, ceiling fans, and large windows allow for plenty of natural light. Surrounded by nature, this home is the perfect place to relax and watch the deer roam from your porch. Blending



modern elegance with Hill Country charm, this home is truly a must-see. And, if you are looking for an investment, this property was previously used as a successful short-term rental! Schedule your showing today!

Built in 2021

Essential Information

MLS® #	1844380
Price	\$349,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,559
Acres	0.13
Year Built	2021
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Active

Community Information

Address	578 Firefly
Area	2603
Subdivision	CANYON LAKE FOREST
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	Waterfront Access, Pool, Tennis, Clubhouse, Basketball Court, Volleyball Court, Boat Ramp
Parking	None/Not Applicable
View	Canyon Lake
Pool	None

Interior

Interior	One Living Area, Island Kitchen, Loft, High Ceilings, Open Floor Plan, Laundry Lower Level, Walk in Closets, Attic - Access only, Attic - Pull Down Stairs
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Disposal, Dishwasher, Smoke Alarm, Electric Water Heater, Solid Counter Tops, Private Garbage Service
Heating	Central, 1 Unit
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	2.0
Stories	2

Exterior

Exterior	Wood, Cement Fiber
Exterior Features	Double Pane Windows, Mature Trees, Partial Fence
Lot Description	Canyon Lake, Sloping
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	STARTZVILLE
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	February 22nd, 2025
Days on Market	253
HOA Fees	75.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Kimberly Brandsma
Listing Office	Coldwell Banker D'Ann Harper

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