

# \$470,000 - 837 Military, Canyon Lake

MLS® #1847496

**\$470,000**

3 Bedroom, 2.00 Bathroom, 2,352 sqft  
Residential on 0.40 Acres

Canyon Lake Island, Canyon Lake, TX

Even with Canyon Lake at record low levels, this super cool 3/2/2 home in popular northside Canyon Lake Island Subdivision, has STUNNING lake VIEWS on both the ground floor living and dining areas, second story office and bedroom with adjoining balcony, as well as from the backyard deck and gazebo. Unbelievable sunsets! I have lived in this neighborhood for 20 years....it is a wonderful, friendly, quaint group of friends and neighbors. While older, it remains a popular subdivision because of its voluntary POA, reasonable deed restrictions and, especially, its deeded lake access for property owners!! Very few subdivisions have so many assets. I wouldn't live anywhere else---love it here! This 1980's home offers a unique open floorplan with soaring ceilings in the living area, recent restroom and kitchen upgrades/remodels, amazing picture windows accenting the stunning views of the lake, and a massive wood-burning stone fireplace. Very dear friends owned this house for years. I have spent many a sunset-drenched evening enjoying their friendship and spectacular views. This house is filled with wonderful loving memories.....both PAST and FUTURE. Make them yours!! Come take a look. You WILL fall in love! The adjacent vacant lot 52R is available as well for \$135,000 with purchase of this spectacular home. The vacant lot is on the market independently at a much higher price!



Built in 1983

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 1847496                 |
| Price          | \$470,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 2,352                   |
| Acres          | 0.40                    |
| Year Built     | 1983                    |
| Type           | Residential             |
| Sub-Type       | Single Family Detached  |
| Style          | Two Story, Contemporary |
| Status         | Price Change            |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 837 Military       |
| Area        | 2607               |
| Subdivision | Canyon Lake Island |
| City        | Canyon Lake        |
| County      | Comal              |
| State       | TX                 |
| Zip Code    | 78133              |

**Amenities**

|           |                                  |
|-----------|----------------------------------|
| Amenities | Waterfront Access                |
| Parking   | Two Car Garage, Attached, Tandem |
| View      | Canyon Lake                      |
| Pool      | None                             |

**Interior**

|            |                                                                                                                                                                                                                                                        |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior   | Two Living Area, Eat-In Kitchen, Loft, Utility Room Inside, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Walk in Closets, Telephone                                                                    |
| Appliances | Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Stove/Range, Disposal, Dishwasher, Electric Water Heater, Garage Door Opener, Smooth Cooktop, Solid Counter Tops, Custom Cabinets, Private Garbage Service |
| Heating    | Central                                                                                                                                                                                                                                                |

|                 |                                                       |
|-----------------|-------------------------------------------------------|
| Cooling         | Two Central                                           |
| Fireplace       | Yes                                                   |
| # of Fireplaces | 1                                                     |
| Fireplaces      | One, Living Room, Wood Burning, Glass/Enclosed Screen |
| # of Stories    | 2.0                                                   |
| Stories         | 2                                                     |

## Exterior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                  |
| Exterior Features | Patio Slab, Covered Patio, Bar-B-Que Pit/Grill, Deck/Balcony, Chain Link Fence, Double Pane Windows, Has Gutters, Gazebo, Other - See Remarks |
| Lot Description   | 1/4 - 1/2 Acre, Canyon Lake, Irregular, Other Water Access - See Remarks, Sloping, Water View                                                 |
| Roof              | Composition                                                                                                                                   |
| Construction      | Pre-Owned                                                                                                                                     |
| Foundation        | Slab                                                                                                                                          |

## School Information

|            |                 |
|------------|-----------------|
| District   | Comal           |
| Elementary | Rebecca Creek   |
| Middle     | Mountain Valley |
| High       | Canyon Lake     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 241             |
| HOA Fees       | 0.00            |

## Listing Details

|                |                   |
|----------------|-------------------|
| Listing Agent  | Cynthia Griffin   |
| Listing Office | SAXET Realty, Inc |

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