

\$499,999 - 1171 Heritage Hill, Canyon Lake

MLS® #1847546

\$499,999

2 Bedroom, 2.00 Bathroom, 1,874 sqft

Residential on 1.01 Acres

DEVIL'S BACKBONE HEIGHTS, Canyon Lake, TX

Welcome to 1171 Heritage Hill - a thoughtfully upgraded Hill Country retreat just minutes from Canyon Lake! Set on over 1 acre of private, usable land surrounded by mature oak trees, this 2-bedroom, 2-bath home combines peaceful country living with convenient access to New Braunfels, Wimberley, and all that Canyon Lake has to offer. Inside, enjoy an open, light-filled floor plan with oversized windows that frame scenic Hill Country views. Upgraded wood-look tile flooring runs throughout the home (no carpet!), and the spacious living area flows seamlessly into a well-appointed kitchen featuring reverse-osmosis water filtration and a large walk-in pantry. The primary suite includes a private bath with a walk-in shower, while the guest suite offers a flexible space perfect for a home office, nursery, or sitting area, and is served by a separate full bathroom. Large walk-in closets add extra storage and convenience. This home is loaded with modern comforts, including a Taexx in-wall pest defense system, water softener, aerobic septic system, tall garage with oversized door, and high-speed fiber internet to the house. Outdoor living is a true highlight-relax on two covered patios with motorized built-in sun shades for year-round enjoyment, or entertain in the beautifully landscaped backyard with privacy fencing and a circular driveway. For those looking to expand, the adjoining 1-acre lot at 1211 Heritage Hill is also available,



offering a rare chance to own more than 2 acres in this serene Hill Country setting. Whether you're searching for a forever home, a weekend escape, or a prime short-term rental investment, 1171 Heritage Hill checks all the boxes.

Built in 2021

Essential Information

MLS® #	1847546
Price	\$499,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,874
Acres	1.01
Year Built	2021
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	1171 Heritage Hill
Area	2606
Subdivision	DEVIL'S BACKBONE HEIGHTS
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	None
Parking	Two Car Garage, Attached
Pool	None

Interior

Interior	Eat-In Kitchen, Island Kitchen, Open Floor Plan, High Speed Internet,
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	Walk in Closets
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Built-In Oven
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	Stone/Rock, Cement Fiber
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	240
HOA Fees	0.00

Listing Details

Listing Agent	Avery Grant
Listing Office	Keller Williams Boerne

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