

\$360,000 - 809 Lakebreeze Dr, Canyon Lake

MLS® #1848365

\$360,000

3 Bedroom, 2.00 Bathroom, 1,645 sqft
Residential on 0.71 Acres

CANYON LAKE HILLS, Canyon Lake, TX

= Major Price Improvement for great water views!!! Whether you choose to make this lake house your year-round haven or your cherished weekend escape, the allure of the water and the beauty of the surroundings promise to rejuvenate your spirit. The lake house has a timeless charm, offering a blend of rustic and cozy features. It sits on two lots, nestled surrounded by mature oaks, with expansive views of the Canyon Lake. The house itself is roomy, built with wood siding that complements its natural surroundings. Large windows across the front of the home offer constant, serene glimpses of the lake, filling the rooms with natural light. A spacious deck, perfect for gatherings or quiet mornings, extends from the side of the house. It provides unobstructed views of the water and is shaded by a towering oak tree, offering a cool retreat during warm summer afternoons. The deck has ample space for outdoor furniture, making it an ideal spot for entertaining or simply enjoying the peace and quiet. Inside, the focal point of the living room is a large, wood-burning stone fireplace that stretches from floor to ceiling. The rustic hearth adds a touch of warmth and character, making it the perfect spot to gather on cooler nights. The additional living area feels open and connected to the rest of the home, enhancing the spacious atmosphere. Adjacent to the bedrooms is a large dressing room, with enough space to be converted into an additional bedroom if needed. The space is



versatile and inviting, with the potential for a guest room or a cozy office. The natural setting and stone accents surrounding the house give it a lived-in, welcoming feel, making it an ideal lake retreat.

Built in 1969

Essential Information

MLS® #	1848365
Price	\$360,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,645
Acres	0.71
Year Built	1969
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Traditional
Status	Price Change

Community Information

Address	809 Lakebreeze Dr
Area	2603
Subdivision	CANYON LAKE HILLS
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	Pool, Tennis, Clubhouse, Park/Playground, BBQ/Grill, Basketball Court, Boat Ramp
Parking	One Car Garage, Detached
View	Canyon Lake
Pool	None

Interior

Interior	Two Living Area, Liv/Din Co
	Cable TV Available, High Sp
	Room, Telephone, Walk in C
Appliances	Ceiling Fans, Washer Conn
	Microwave Oven, Stove/Ra
	System (Leased), Electric Wa
Heating	Central
Cooling	One Central, Two Window/W
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Family Room, Wood Bu
# of Stories	1.0
Stories	1

Exterior

Exterior	Siding
Exterior Features	Deck/Balcony, Privacy Fence
Lot Description	1/2-1 Acre, Mature Trees (ex
Roof	Composition
Construction	Pre-Owned



School Information

District	Comal
Elementary	STARTZVILLE
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	March 9th, 2025
Days on Market	237
HOA Fees	100.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Timothy Fredrickson
Listing Office	Lake Homes Realty, LLC

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