

\$585,000 - 2365 Lakeshore, Canyon Lake

MLS® #1849258

\$585,000

3 Bedroom, 2.00 Bathroom, 1,636 sqft

Residential on 0.94 Acres

CANYON LAKE SHORES, Canyon Lake, TX

Welcome to your charming Canyon Lake home offering a perfect blend of modern comfort and rustic elegance. Residing on a 0.94-acre lot, this home provides a serene, private retreat with views of Canyon Lake. Immediately ready to use as a vacation lake home or short term rental investment as furnishings convey. Interior highlights include a farmhouse-style kitchen featuring custom cabinetry, open shelving, solid stone countertops, a deep farmhouse sink, and modern appliances. The kitchen flows seamlessly into the dining and living areas, creating a warm and inviting space for entertaining. Enjoy a spacious living room with a fireplace for cozy gatherings. Easy to maintain stained concrete floors downstairs. Exterior & property features include perimeter fencing encloses the property, offering privacy and security. Entry gate at the driveway enhances curb appeal and provides controlled access. Carport and detached garage, offering ample parking and storage space. Gameroom connected to the garage that allows for kids activities. Scenic outdoor areas with plenty of space for gardens, outdoor seating, or recreational activities. This stunning Canyon Lake retreat is a blend of modern convenience and rustic charm, making it ideal for those seeking a peaceful lakeside lifestyle. Whether as a primary residence, vacation home, or investment property, this home provides an incredible opportunity.



Built in 2008

Essential Information

MLS® #	1849258
Price	\$585,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,636
Acres	0.94
Year Built	2008
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Traditional
Status	Active

Community Information

Address	2365 Lakeshore
Area	2607
Subdivision	CANYON LAKE SHORES
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	Boat Ramp
Parking	Detached
Pool	None

Interior

Interior	One Living Area, Eat-In Kitchen, Game Room, High Ceilings, High Speed Internet, Laundry Main Level, Shop, Utility Room Inside
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, Refrigerator, Chandelier, Dryer, Dishwasher, Electric Water Heater, Private Garbage Service, Washer
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable

# of Stories	2.0
Stories	2

Exterior

Exterior	Siding
Exterior Features	Mature Trees, Covered Patio, Storage Building/Shed
Lot Description	1/2-1 Acre, Mature Trees (ext feat), Partially Wooded
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 12th, 2025
Days on Market	234
HOA Fees	0.00

Listing Details

Listing Agent	Timothy Fredrickson
Listing Office	Lake Homes Realty, LLC

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