

\$650,000 - 21440 Fm 306, Canyon Lake

MLS® #1858891

\$650,000

4 Bedroom, 3.00 Bathroom, 2,328 sqft

Residential on 3.96 Acres

N/A, Canyon Lake, TX

Nestled in the heart of nature, this private 4-bedroom, 3-bathroom home offers 2,328 SQ FT of living space on the desirable northside of Canyon Lake WITH NO RESTRICTIONS. This property can be used for residential or commercial. Situated on approximately 4 Acres - the property is surrounded by stunning mature elm, cypress, and oak trees, along with beautiful peach and pear trees. Offering ultimate privacy and no restrictions, this home provides a peaceful retreat tucked behind the trees - you can't even see the house from the road! Built in 1983 and lovingly maintained by its original owner, this home features a spacious and functional layout, perfect for easy living. The main level boasts a generously sized master bedroom with an en-suite bath, offering a peaceful sanctuary. All other bedrooms are conveniently located on the first floor, with the exception of the largest guest bedroom - which can easily double as a game room or additional living space - it is plumbed for a half bath if needed. The heart of the home is the updated eat-in kitchen, featuring solid wood cabinets and modern appliances, complemented by a formal dining area and breakfast nook. The main living area showcases beautiful hardwood floors, high ceilings, and an abundance of natural light and a stone masonry wood-burning fireplace as the focal point. Enjoy the outdoors from the expansive covered side porch with a built-in BBQ pit - perfect for gatherings and grilling year-round.



The front and backyard is fully fenced,
providing a safe and secure space for pets or
children to play - and room of a pool!

Built in 1983

Essential Information

MLS® #	1858891
Price	\$650,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,328
Acres	3.96
Year Built	1983
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Ranch
Status	Active

Community Information

Address	21440 Fm 306
Area	2606
Subdivision	N/A
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	None
Parking	Two Car Garage, Attached
Pool	None

Interior

Interior	One Living Area, Liv/Din Combo, Utility Room Inside, Laundry Main Level
Appliances	Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Dishwasher

Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	1.5
Stories	1.5

Exterior

Exterior	Stone/Rock
Exterior Features	Patio Slab, Covered Patio, Bar-B-Que Pit/Grill, Deck/Balcony, Chain Link Fence, Partial Fence, Storage Building/Shed, Mature Trees
Lot Description	County Vlew, 2 - 5 Acres, Partially Wooded, Level
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Rebecca Creek
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	April 16th, 2025
Days on Market	200
HOA Fees	0.00

Listing Details

Listing Agent	Kim Lookabaugh
Listing Office	My Texas Home Broker

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