

\$499,000 - 2191 Grandview Forest, Canyon Lake

MLS® #1866916

\$499,000

2 Bedroom, 3.00 Bathroom, 2,166 sqft

Residential on 0.20 Acres

Canyon Lake Forest, Canyon Lake, TX

****ELIGIBLE FOR A \$2000 LENDER CREDIT
WITH PREFERRED LENDER**

PARTNER!!!**Step into the charm and calm of Hill Country living-just minutes from the sparkling waters of Canyon Lake. This thoughtfully designed custom home welcomes you with a wide wrap-around porch, a generous upstairs balcony, and stunning views. Inside, the kitchen is a true gathering space, filled with beautiful finishes and open to a living area that features vaulted ceilings and a cozy wood-burning fireplace-perfect for slow mornings and long conversations. You'll find not one, but two primary suites-one upstairs and one down-offering flexibility for guests or multi-generational living. The upstairs bathroom feels like a private spa retreat, complete with a deep soaking tub and elegant floor-to-ceiling tilework. A spacious loft adds even more versatility-it could easily be a third bedroom, home office, or creative studio. With laundry hookups on both levels and every detail crafted with care, this home is as functional as it is beautiful. Whether you're looking for a peaceful place to call home, a weekend getaway, or a cozy vacation rental, this Hill Country gem is ready to welcome you in every season.

Built in 2023

Essential Information

MLS® #

1866916



Price	\$499,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,166
Acres	0.20
Year Built	2023
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Texas Hill Country
Status	Active

Community Information

Address	2191 Grandview Forest
Area	2603
Subdivision	Canyon Lake Forest
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	Pool, Clubhouse
Parking	None/Not Applicable
Pool	None

Interior

Interior	One Living Area, Eat-In Kitchen, Island Kitchen, Walk-In Pantry, Utility Room Inside, High Ceilings, Open Floor Plan, Laundry Main Level, Laundry Room, Walk in Closets, Laundry Upper Level, Loft
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Refrigerator, Disposal, Dishwasher, Vent Fan, Smoke Alarm, Electric Water Heater, Smooth Cooktop, Solid Counter Tops, Custom Cabinets
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1

Fireplaces	One, Living Room, Wood Burning
# of Stories	2.0
Stories	2

Exterior

Exterior	Stone/Rock, Stucco
Exterior Features	Patio Slab, Covered Patio, Deck/Balcony, Partial Fence
Lot Description	County Vlew, Sloping
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	STARTZVILLE
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	May 15th, 2025
Days on Market	171
HOA Fees	75.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Kalianne Measures
Listing Office	Magnolia Realty

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