

\$2,350,000 - 1000 Bamc, Canyon Lake

MLS® #1868336

\$2,350,000

3 Bedroom, 3.00 Bathroom, 2,701 sqft

Residential on 4.16 Acres

Canyon Lake Island, Canyon Lake, TX

There are very few properties on Canyon Lake that have it ALL as this one does. This 4.16 Acre Waterfront property on the main body of Canyon Lake is truly spectacular! Even with record low lake levels, this stunning property has magnificent views of the lake that stretch from the eastern end at Canyon Lake Dam, to the westernmost part of the lake where the Guadalupe feeds into the lake. At certain times of the year, you can see BOTH Sunrise AND Sunset from this property. It is located on a peninsula in the middle of Canyon Lake in the older, but very popular, subdivision Canyon Lake Island. This property has 335' WFF (water front feet) with most of the property being above the flood plain and the USACE flowage easement at elevation 948'. An older "as-built" survey is attached, along with recent CCEO GIS map with FEMA floodplain and contours superimposed. Interestingly enough, the bottom 1.08 acres are NOT a part of the subdivision and are therefore unzoned and unrestricted. The previous owner, a VERY dear friend, built this house in 2002. She and her husband were some of the original lot purchasers in Canyon Lake Island many decades ago and therefore had essentially one of the FIRST PICKS. They were both devout lovers of flora, fauna and especially ROCKS. They were both Rockhounds for many years and had an incredible collection. One of the unique aspects of this home is that the entire foyer was paved with slabs they had cut from



petrified wood that they had collected over the years. Truly spectacular! Though 23 years old, this home has been very well taken care of throughout the last two decades. While some upgrades may be desirable, this home has great bones, is very well-designed and superbly maintained. A great deal of thought went into the design of this home to maximize the views of the lake and to keep access, circulation and maintenance easy (one story) as they aged. The stunning 3-sided stone fireplace is the centerpiece of the living/dining/kitchen area. The oak hardwood floors are in superb condition. Many custom built-in cabinets and desks throughout. This 2701 SF home has 3 official bedrooms (rooms with closets) and two other rooms that could be used for various things such as a craft room, or a Mother-In-Law suite as it has a separate sink area and separate outside entrance. This home has a bonafide "Butler's Pantry" making unloading groceries from the garage and laundry area a dream... The central vacuum system throughout is still operational. This property has many older specimen live oaks that have been maintained over the years to preserve both shade, habitat for wildlife, but also to preserve that amazing lake view. The home faces South/SE which means it gets the southern breezes that Canyon Lake is known for. The xeriscape around the home and throughout the entire 4.16 acres, make landscape maintenance a dream. Most of the area has been left in its natural state. If you look at the photos at the very end, the children have provided some great photos of the wildlife that frequent this property. This property is a once in a lifetime opportunity. Don't miss out! Seller is offering \$10,000 concession for carpet/appliance upgrade.

Built in 2002

Essential Information

MLS® #	1868336
Price	\$2,350,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,701
Acres	4.16
Year Built	2002
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Ranch, Traditional, Texas Hill Country
Status	Active

Community Information

Address	1000 Bamc
Area	2607
Subdivision	Canyon Lake Island
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	Waterfront Access
Parking	Attached, Side Entry, Oversized
View	Canyon Lake
Is Waterfront	Yes
Pool	None

Interior

Interior	One Living Area, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Florida Room, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Pull Down Storage, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Telephone, Walk in Closets, Attic - Partially Floored, Attic - Pull Down Stairs
Appliances	Ceiling Fans, Chandelier, Central Vacuum, Washer, Dryer, Cook Top, Built-In Oven, Microwave Oven, Refrigerator, Disposal, Dishwasher,

	Water Softener (owned), Smoke Alarm, Electric Water Heater, Satellite Dish (owned), Garage Door Opener, Solid Counter Tops, Custom Cabinets, Private Garbage Service
Heating	Central, 2 Units
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Dining Room, Family Room, Wood Burning, Glass/Enclosed Screen, Other, Stone/Rock/Brick
# of Stories	1.0
Stories	1

Exterior

Exterior	Stone/Rock, Wood, Cement Fiber, Rock/Stone Veneer, 1 Side Masonry
Exterior Features	Deck/Balcony, Double Pane Windows, Has Gutters, Mature Trees, Glassed in Porch, Water Front Unimproved
Lot Description	Lakefront, On Waterfront, Water View, 2 - 5 Acres, Partially Wooded, Sloping, Xeriscaped, Canyon Lake, Unimproved Water Front, Water Access
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	Rebecca Creek
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	May 20th, 2025
Days on Market	166
HOA Fees	0.00

Listing Details

Listing Agent	Cynthia Griffin
Listing Office	SAXET Realty, Inc

The data relating to real estate on this web site comes in part from the Internet Data Exchange program of LERA MLS®, and is updated as of November 2nd, 2025 at 12:37pm CST (date/time). IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective

properties consumers may be interested in purchasing.