

\$365,000 - 3055 Lakeview, Canyon Lake

MLS® #1870076

\$365,000

2 Bedroom, 3.00 Bathroom, 1,409 sqft

Residential on 0.39 Acres

CANYON LAKE HILLS, Canyon Lake, TX

This stunning property sits on a spacious (127 feet wide) double lot, offering both privacy and room to breathe. Step inside to find an open floor plan that seamlessly blends living, dining, and kitchen areas-perfect for entertaining or enjoying peaceful everyday living. The home features natural light, thanks to large, strategically placed windows that bring the outdoors in and create a warm, inviting atmosphere throughout. Designed for comfort and versatility, the home features dual primary suites. The larger of the two is conveniently located on the main floor with French doors leading to the backyard. The second suite is upstairs and includes its own private balcony-ideal for morning coffee or sunset views overlooking the woods with the absence of a rear neighbor. High-quality wood and tile flooring flow throughout the home, adding a sense of luxury and durability. The kitchen is equipped with gorgeous cherry wood cabinets and striking leathered granite countertops that offer both style and functionality. Each room is fitted with a dedicated mini split system, providing efficient, customizable climate control all year round. The oversized 841 sq ft garage is fully temperature-controlled with heating and cooling, and includes two 220V outlets-perfect for workshops, EV charging, or heavy-duty equipment. There's ample space for boat or toy storage, catering to all your recreational needs. The property has a gated front entry, offering security and a welcoming curb appeal. Just minutes from Canyon Lake,



you'll have easy access to fishing and lakeside fun. This home combines practical luxury with outdoor adventure, making it a rare find in a coveted location. Whether you're looking for a serene retreat or a base for all your lake activities, this property checks every box. Don't miss the opportunity to make it yours!

Built in 2017

Essential Information

MLS® #	1870076
Price	\$365,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,409
Acres	0.39
Year Built	2017
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Texas Hill Country
Status	Active

Community Information

Address	3055 Lakeview
Area	2603
Subdivision	CANYON LAKE HILLS
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	Waterfront Access, Pool, Park/Playground, Sports Court, Boat Ramp
Parking	Two Car Garage, Oversized
Pool	None

Interior

Interior	One Living Area, Eat-In Kitchen, Breakfast Bar, Walk-In Pantry, Utility Room Inside, High Ceilings, Open Floor Plan, Walk in Closets
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, Dishwasher, Electric Water Heater, Solid Counter Tops, Private Garbage Service
Heating	3+ Units
Cooling	Other
Fireplaces	Not Applicable
# of Stories	1.5
Stories	1.5

Exterior

Exterior	Stone/Rock, Siding
Exterior Features	Deck/Balcony, Wrought Iron Fence, Double Pane Windows, Mature Trees
Lot Description	County Vlew, 1/4 - 1/2 Acre, Mature Trees (ext feat), Level
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	STARTZVILLE
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	May 26th, 2025
Days on Market	160
HOA Fees	24.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Crystal Unrue
Listing Office	Sullivan Hill Country Properti

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