

\$735,000 - 2179 Glenn Dr, Canyon Lake

MLS® #1871921

\$735,000

3 Bedroom, 4.00 Bathroom, 2,414 sqft

Residential on 0.35 Acres

ASTRO HILLS, Canyon Lake, TX

****\$10,000 OFFERED TO PAY FOR CLOSING COSTS OR A RATE BUY DOWN****

LAKEFRONTCASITA*NO HOA!** This exceptional property offers direct lakefront access and breathtaking water views with the unparalleled freedom of NO HOA. The inviting 2-story main residence spans 1,998 sq ft, thoughtfully designed for comfort and lakeside living. It features 3 spacious bedrooms and 2.5 baths, highlighted by a highly sought-after **DOWNSTAIRS MASTER SUITE** offering convenience and privacy. The main living areas are perfect for relaxing or entertaining while soaking in the serene lake atmosphere. Enhancing this unique offering is a charming, detached **LAKEFRONT CABANA** (416 sq ft) complete with a full bath. This versatile space boasts incredible views and is ideal as a private guest suite, inspiring home office, art studio, or a tranquil retreat. Imagine morning coffee watching the sunrise over the water, afternoons filled with lake activities right from your doorstep, and evenings enjoying the peaceful ambiance. With a combined living space of over 2,400 sq ft, this property provides ample room for family, guests, and creating lasting memories. No worries if the lake gets lower because this property will border the Guadalupe River and become riverfront, and on top of that a massive green belt is being created housing amazing wildlife and that no one can ever build on! This is more than a home; it's a lifestyle. Don't miss this rare opportunity to own a flexible,



multi-dwelling waterfront property on Canyon Lake without the restrictions of an HOA. Your lakefront dream awaits! Schedule your private showing today.

Built in 1986

Essential Information

MLS® #	1871921
Price	\$735,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,414
Acres	0.35
Year Built	1986
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Split Level, Texas Hill Country
Status	Active

Community Information

Address	2179 Glenn Dr
Area	2603
Subdivision	ASTRO HILLS
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	None
Parking	Two Car Garage
View	Canyon Lake
Is Waterfront	Yes
Pool	None

Interior

Interior	Two Living Area, Liv/Din Combo, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, High Ceilings, Laundry in Garage, Walk in Closets
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Washer, Dryer, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Stove/Range, Refrigerator, Dishwasher, Water Softener (owned), Smoke Alarm, Electric Water Heater, Plumb for Water Softener
Heating	Central
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One
# of Stories	2.0
Stories	2

Exterior

Exterior	Brick
Lot Description	Bluff View, County View, 1/4 - 1/2 Acre, Mature Trees (ext feat), Canyon Lake, Improved Water Front, Lakefront, Unimproved Water Front, Water View, Water Access, On Waterfront
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	STARTZVILLE
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	June 2nd, 2025
Days on Market	153
HOA Fees	0.00

Listing Details

Listing Agent	Hannah Curro
Listing Office	eXp Realty

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