

\$1,299,000 - 118 Sheridan, Canyon Lake

MLS® #1875665

\$1,299,000

4 Bedroom, 4.00 Bathroom, 3,573 sqft

Residential on 5.35 Acres

Heritage Estates, Canyon Lake, TX

Introducing "Villa Vista" - Elevated Living in the Heart of the Texas Hill Country. Nestled on 5.35 acres in the prestigious gated community of Heritage Estates 1, this custom-designed 4-bedroom, 4-bath, 3,573 sq. ft. home delivers sweeping panoramic views from one of the highest elevation lots in the neighborhood. Surrounded by natural Hill Country landscaping for low-maintenance beauty and water conservation, the property effortlessly blends elegance, comfort, and sustainability. From the long paved drive to the TREX composite deck, flagstone patio, and cozy fire pit, the outdoor experience is as refined as the interior. The detached 400 sq. ft. "Beer Shed" garage-fully insulated and climate controlled-features water, electricity, glass garage doors, and its own private deck, offering endless potential as a flex space, studio, guest suite, or creative retreat. Inside, enjoy high ceilings, stained concrete floors, solid core doors, and designer finishes throughout. The chef's kitchen includes a 48" gas cooktop, KitchenAid appliances, a custom limestone island, under-cabinet lighting, pop-up mixer station, and thoughtful storage solutions. Smart home features include Cat6 wiring, pre-wiring for Sonos, security sensors, and a surround sound-ready media room. The luxurious primary suite features peaceful views, a freestanding Kohler tub, and a walk-in closet with built-ins. Additional highlights include two tankless water heaters, Vermont Castings wood stove, level 3 hardwood floors



in upstairs bedrooms, and high-efficiency windows. Sustainable features include dual rainwater catchment systems (2,600 gal main + 1,000 gal garage), full gutters, and the potential to retrofit for full-home usage. Just beyond the back deck lies a sloping area-perfectly suited for a future infinity-edge pool with panoramic views. Villa Vista is ready for your vision-come add your finishing touches and experience the finest in Hill Country living.

Built in 2019

Essential Information

MLS® #	1875665
Price	\$1,299,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,573
Acres	5.35
Year Built	2019
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Other, Texas Hill Country
Status	Active

Community Information

Address	118 Sheridan
Area	2603
Subdivision	Heritage Estates
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	Controlled Access
View	Canyon Lake

Pool None

Interior

Interior 1st Floor Lvl/No Steps, One Living Area, Two Living Area, Attic - Access only, Attic - Partially Finished, Attic - Pull Down Stairs, Eat-In Kitchen, High Ceilings, High Speed Internet, Island Kitchen, Liv/Din Combo, Laundry Main Level, Laundry Room, Media Room, Open Floor Plan, Study/Library, Utility Room Inside, Walk in Closets, Walk-In Pantry

Appliances Built-In Oven, Cook Top, Ceiling Fans, Carbon Monoxide Detector, Custom Cabinets, Disposal, Down Draft, Dryer Connection, Dishwasher, Garage Door Opener, Gas Cooking, Gas Water Heater, Microwave Oven, Plumb for Water Softener, Private Garbage Service, Pre-Wired for Security, Self-Cleaning Oven, Water Softener (owned), Solid Counter Tops, Smoke Alarm, Security System (Owned), Stove/Range, 2+ Water Heater Units, Vent Fan, Wood Stove, Washer Connection

Heating 2 Units, Central, Other, Wood Stove

Cooling Two Central, Other

Fireplaces Not Applicable

of Stories 2.0

Stories 2

Exterior

Exterior 4 Sides Masonry, Rock/Stone Veneer, Stone/Rock

Exterior Features Additional Dwelling, Covered Patio, Double Pane Windows, Deck/Balcony, Has Gutters, Screened Porch, Solar Screens, Special Yard Lighting, Mature Trees, Workshop

Lot Description 5 - 14 Acres, Bluff View, Canyon Lake, On Greenbelt, Mature Trees (ext feat), Secluded, Sloping, Wooded, Xeriscaped

Roof Metal

Construction Pre-Owned

Foundation Slab

School Information

District Comal

Elementary STARTZVILLE

Middle Mountain Valley

High Canyon Lake

Additional Information

Date Listed June 13th, 2025

Days on Market 142

HOA Fees	650.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Donna Tappan
Listing Office	Coldwell Banker D'Ann Harper

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.