

\$449,500 - 115 Tommy, Canyon Lake

MLS® #1877163

\$449,500

3 Bedroom, 2.00 Bathroom, 2,114 sqft

Residential on 0.21 Acres

CANYON LAKE VILLAGE WEST, Canyon Lake, TX

Lakeside Living at Its Finest! Lake View & Hill Country Views! PLUS--Extensive Remodel in 2021! Kitchen countertops! Bathrooms! Flooring! Paint throughout, Including the garage--Fans and Light fixtures--Concrete in Front & Back--Retaining walls in the front--Balcony

posts--Landscaping--Refrigerator....and more!

Step into a life of tranquility and charm with this breathtaking home in the coveted Canyon Lake West Village! A perfect blend of comfort and character, this gem boasts an open-concept design where natural light floods in through generous windows, creating a warm and inviting atmosphere. The spacious living area is a showstopper, featuring vaulted ceilings with large wood beams, a stunning floor-to-ceiling brick fireplace, and panoramic lake views that you can enjoy from both the living and kitchen spaces.

Imagine sipping your morning coffee on the balcony while soaking in the serene beauty of the lake!

The oversized primary suite offers plenty of space to unwind, with a generous sitting area or workspace. The kitchen is a dream for entertaining, with a large island ready to host joyous gatherings and create lasting memories. Just off the living room, you'll find a secondary bedroom and a functional office space-perfect for work or play.

Downstairs, a charming guest suite awaits, complete with an en-suite bathroom for added privacy and comfort. The garage is



thoughtfully painted and functions as a versatile space for gatherings, gaming or storing your water toys or vehicles. Step outside and relish the low-maintenance Xeriscaped landscaping, ideal for carefree living. The property also includes a storage shed and ample parking for all your toys-whether it's a boat, jet skis, golf cart, or RV. Spend your weekends cruising the marina or reveling in the resort-style neighborhood amenities that will keep your family entertained and energized year-round.

The POOL and PLAYGROUND is within walking distance. The PRIVATE neighborhood LAKE ACCESS spot has a basketball and tennis court. Turkey Cove Boat Ramp #2 is 0.5 miles away in the neighborhood, visible from the sunroom window! It is open now! Minutes from shopping, dining, and easy access to San Antonio, Austin, New Braunfels, and Bulverde.

With pride of ownership shining through, this home is ready to become your perfect retreat. Don't miss this incredible opportunity to make it yours-schedule a tour today and experience the best of Canyon Lake living!

Built in 1977

Essential Information

MLS® #	1877163
Price	\$449,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,114
Acres	0.21
Year Built	1977
Type	Residential
Sub-Type	Single Family Detached

Style	Split Level, Texas Hill Country
Status	Active

Community Information

Address	115 Tommy
Area	2603
Subdivision	CANYON LAKE VILLAGE WEST
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	Pool, Clubhouse, Park/Playground, Basketball Court, Lake/River Park, Boat Ramp, Fishing Pier
Parking	Two Car Garage
Pool	None

Interior

Interior	Two Living Area, Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Study/Library, Utility Room Inside, Secondary Bedroom Down, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Lower Level, Laundry Room, Walk in Closets, Attic - Pull Down Stairs, Attic - Storage Only
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Electric Water Heater, Garage Door Opener, Solid Counter Tops, Private Garbage Service
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
# of Stories	1.5
Stories	1.5

Exterior

Exterior	Brick
Roof	Composition
Construction	Pre-Owned

Foundation Slab

School Information

District Comal
Elementary STARTZVILLE
Middle Mountain Valley
High Canyon Lake

Additional Information

Date Listed June 19th, 2025
Days on Market 136
HOA Fees 24.00
HOA Fees Freq. Annually

Listing Details

Listing Agent Cherie Sisneros
Listing Office EXIT Realty Advisors

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