

\$499,000 - 1769 Patty, Canyon Lake

MLS® #1880583

\$499,000

4 Bedroom, 3.00 Bathroom, 2,088 sqft

Residential on 0.30 Acres

CANYON LAKE VILLAGE WEST, Canyon Lake, TX

= Significant Price Reduction!! Still Awesome Lake Views from all levels! Remodeled Hill Country Home with Incredible Canyon Lake Views & STR Potential This beautifully updated 4-bedroom, 3-bathroom home with a bonus room offers stunning panoramic views of Canyon Lake from both levels. Designed for entertaining and relaxation, the home features expansive wrap-around decks on multiple floors, a charming gazebo, greenhouse for plants, and a fully fenced, low-maintenance yard-ideal for full-time living, weekend getaways, or short-term rentals. Inside, enjoy modern upgrades throughout, spacious living areas, and a flexible layout with a bonus room perfect for a media space, office, or guest quarters. A recent roof, two-car garage, and gated entry add peace of mind and convenience. Located in a lakeside community with a neighborhood boat ramp, pool, and clubhouse, you're just minutes from outdoor adventure and Hill Country charm. Spend your days on Canyon Lake, tubing the Guadalupe River, catching a show at the Whitewater Amphitheater, or exploring nearby destinations like Gruene, Wimberley, and New Braunfels. Excellent short-term rental income potential thanks to its location, layout, and amenities. Don't miss this rare opportunity to own a move-in ready home with million-dollar views and access to the best of the Texas Hill Country.



Built in 1985

Essential Information

MLS® #	1880583
Price	\$499,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,088
Acres	0.30
Year Built	1985
Type	Residential
Sub-Type	Single Family Detached
Style	Traditional, 3 or More
Status	Active

Community Information

Address	1769 Patty
Area	2603
Subdivision	CANYON LAKE VILLAGE WEST
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	Pool, Tennis, Clubhouse, Park/Playground, Boat Ramp
Parking	Two Car Garage
View	Canyon Lake
Pool	None

Interior

Interior	One Living Area, Separate Dining Room, Breakfast Bar, Utility Room Inside, High Ceilings, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Room, Telephone, Walk in Closets
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Washer, Dryer, Microwave Oven, Stove/Range, Refrigerator, Dishwasher, Electric Water Heater, Solid Counter Tops
Heating	Central
Cooling	One Central

Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room, Wood Burning
Stories	3+

Exterior

Exterior	Stone/Rock, Siding
Exterior Features	Covered Patio, Deck/Balcony, Wrought Iron Fence, Gazebo
Lot Description	Water View, Canyon Lake
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	STARTZVILLE
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	July 2nd, 2025
Days on Market	122
HOA Fees	24.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Timothy Fredrickson
Listing Office	Lake Homes Realty, LLC

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