# \$335,000 - 1568 Blueridge, Canyon Lake

MLS® #1880678

## \$335,000

3 Bedroom, 2.00 Bathroom, 1,348 sqft Residential on 0.38 Acres

CANYON LAKE HILLS, Canyon Lake, TX

This inviting property features 3bed and 2bath, offering comfort, space, and a touch of rustic charm perfect for full-time living or a weekend getaway. Step inside to discover an open-concept layout with wood flooring throughout, a spacious kitchen including all appliances including a new washer and dryer, and large windows that fill the home with natural light. Built in bunkbeds are also ready for kids or visitors in the extra bedroom. The expansive wrap-around deck is ideal for entertaining, relaxing under the stars, or soaking in the peaceful surroundings and views provided by the extra lot and magnificent trees. Enjoy easy access to boat ramps, hiking trails, Canyon Lake and the Guadalupe River, all while being just a short drive from New Braunfels, Wimberley, and San Antonio. Whether you're looking for a personal retreat or a vacation rental opportunity, this Canyon Lake gem is a must-see!

Built in 1985

### **Essential Information**

MLS® # 1880678

Price \$335,000

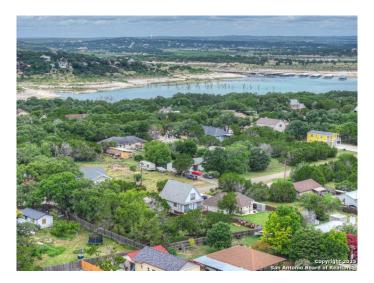
Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 1,348

Acres 0.38







Year Built 1985

Type Residential

Sub-Type Single Family Detached

Style A-Frame
Status Active

## **Community Information**

Address 1568 Blueridge

Area 2603

Subdivision CANYON LAKE HILLS

City Canyon Lake

County Comal

State TX

Zip Code 78133

## **Amenities**

Amenities Pool, Park/Playground, BBQ/Grill, Boat Ramp, Clubhouse, Lake/River

Park, Waterfront Access

Parking None/Not Applicable

Pool None

#### Interior

Interior One Living Area, Liv/Din Combo, Eat-In Kitchen, Utility Room Inside,

High Ceilings, Open Floor Plan, Cable TV Available, High Speed

Internet, Attic - Storage Only

Appliances Ceiling Fans, Washer, Dryer, Self-Cleaning Oven, Microwave Oven,

Stove/Range, Refrigerator, Dishwasher, Electric Water Heater

Heating Central

Cooling One Central
Fireplaces Not Applicable

# of Stories 2.0 Stories 2

#### **Exterior**

Exterior Brick, Siding

Lot Description Level, 1/4 - 1/2 Acre, Mature Trees (ext feat), Partially Wooded

Roof Composition

Construction Pre-Owned

## **School Information**

District Comal

Elementary Mountain Valley
Middle Mountain Valley
High Canyon Lake

## **Additional Information**

Date Listed July 2nd, 2025

Days on Market 123 HOA Fees 50.00

HOA Fees Freq. Annually

# **Listing Details**

Listing Agent Rayanne Albrecht

Listing Office All City San Antonio Registered Series

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