

# \$260,000 - 1698 Sorrel Creek, Canyon Lake

MLS® #1880730

**\$260,000**

2 Bedroom, 2.00 Bathroom, 1,280 sqft  
Residential on 0.38 Acres

LAKESIDE DEVELOPMENT, Canyon Lake,  
TX

Sellers are offering up to \$12,000 with an acceptable offer! Discover peace and beauty at 1698 Sorrel Creek in Canyon Lake, TX. This charming 2-bedroom, 2-bathroom home sits on a spacious 0.375-acre lot and offers breathtaking Hill Country and lake views-especially from the upstairs primary suite, where you can wake up to panoramic scenes every morning. Inside, the home has been thoughtfully updated with a new heat pump system, tankless water heater, microwave, dishwasher, ceiling fans, and flooring throughout. A 1-year-old security system provides peace of mind, while the 2-year-old deck is the perfect place to take in sunsets and starry skies. The open-concept living space is filled with natural light, creating a warm and inviting atmosphere ideal for relaxing or hosting. Perfectly located near the lake, boat ramps, and local attractions, this property is an ideal getaway, full-time residence, or investment opportunity. Come experience the blend of modern updates and timeless Hill Country charm that make this Canyon Lake property truly special.

Built in 2002

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | 1880730   |
| Price  | \$260,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,280                  |
| Acres          | 0.38                   |
| Year Built     | 2002                   |
| Type           | Residential            |
| Sub-Type       | Single Family Detached |
| Style          | Two Story              |
| Status         | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 1698 Sorrel Creek     |
| Area        | 2607                  |
| Subdivision | LAKE SIDE DEVELOPMENT |
| City        | Canyon Lake           |
| County      | Comal                 |
| State       | TX                    |
| Zip Code    | 78133                 |

### **Amenities**

|           |                     |
|-----------|---------------------|
| Amenities | Waterfront Access   |
| Parking   | None/Not Applicable |
| Pool      | None                |

### **Interior**

|              |                                                                                             |
|--------------|---------------------------------------------------------------------------------------------|
| Interior     | One Living Area, Liv/Din Combo, Laundry Upper Level                                         |
| Appliances   | Ceiling Fans, Washer Connection, Dryer Connection, Self-Cleaning Oven, Disposal, Dishwasher |
| Heating      | Heat Pump                                                                                   |
| Cooling      | One Central                                                                                 |
| Fireplaces   | Not Applicable                                                                              |
| # of Stories | 2.0                                                                                         |
| Stories      | 2                                                                                           |

### **Exterior**

|              |           |
|--------------|-----------|
| Exterior     | Siding    |
| Roof         | Metal     |
| Construction | Pre-Owned |

**School Information**

|            |                 |
|------------|-----------------|
| District   | Comal           |
| Elementary | Rebecca Creek   |
| Middle     | Mountain Valley |
| High       | Canyon Lake     |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 122            |
| HOA Fees       | 0.00           |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Agent  | Avery Grant            |
| Listing Office | Keller Williams Boerne |

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