

\$958,888 - 195 Deepwell, Canyon Lake

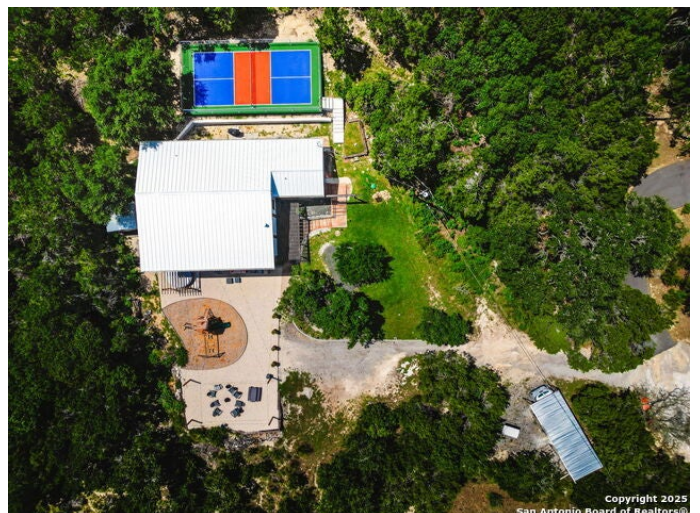
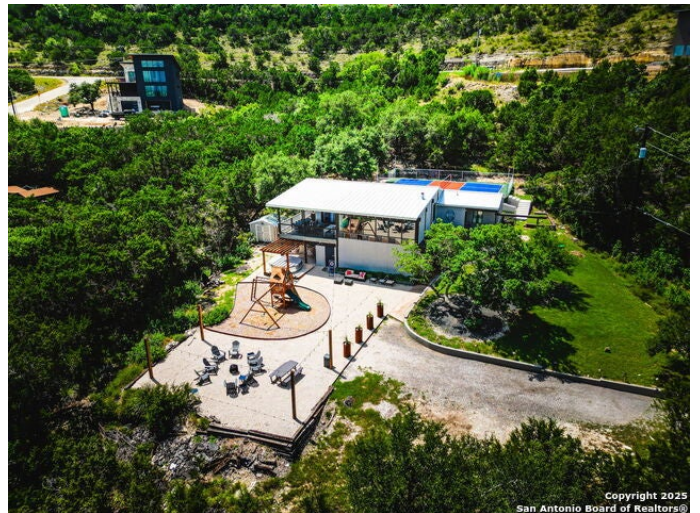
MLS® #1885458

\$958,888

4 Bedroom, 3.00 Bathroom, 2,586 sqft
Residential on 0.76 Acres

Deepwell, Canyon Lake, TX

Live the Hill Country Dream with Strong STR Occupancy History Perched above Canyon Lake with sweeping hilltop views, this unrestricted retreat offers a rare opportunity to own a beautifully upgraded property with strong income-generating history. Just minutes from a public boat ramp, the Guadalupe River, and Whitewater Amphitheater, the location is ideal for both recreation and revenue. The main residence showcases vaulted ceilings, fresh paint, updated HVAC, a tankless water heater, original hardwood floors in the living room, and custom remodeled bathrooms-including a spa-inspired, multi-head shower system in the primary suite. The open-concept kitchen opens up to the large floor-to-ceiling windows in the living room that frames serene Hill Country wildlife views and creates a stunning gathering area for users and family alike. Step outside to a wraparound deck with an outdoor kitchen, where cooling breezes and panoramic scenery set the tone for everyday relaxation. Over \$200,000 in thoughtful capital improvements include a new metal roof, full gutter system, commercial-grade pickleball court with lighting, high-efficiency electric water heater, dual-zone mini-splits for the downstairs suite, fully installed playground, and an outdoor shower. Additional lifestyle upgrades include a 10-person cowboy pool with integrated heating and cooling, an oversized hot tub, custom outdoor lighting, a newly replaced retaining wall, newly built exterior stairs, septic risers,



and illuminated address signage-combining luxury, durability, and turnkey convenience. Versatile, Income-Producing Layout A standout feature is the professionally converted 1948 Greyhound Bus (280 SF not included in total square footage)-a glamping experience with privacy and unique character. Each rentable space is independently climate controlled, offering flexibility for short-term rental income, multigenerational living, or private guest quarters. An adjacent 0.48-acre lot directly below the property is also available and can be purchased as part of a package deal-expanding the opportunity for future development, enhanced privacy, or additional amenities or parking. No HOA. No restrictions. A one-of-a-kind opportunity in the heart of the Texas Hill

Built in 1980

Essential Information

MLS® #	1885458
Price	\$958,888
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,586
Acres	0.76
Year Built	1980
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Active

Community Information

Address	195 Deepwell
Area	2603
Subdivision	Deepwell
City	Canyon Lake

County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	Other - See Remarks
Parking	None/Not Applicable
Pool	None, Above Ground Pool, Hot Tub, Pool is Heated

Interior

Interior	Two Living Area, Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Game Room, Utility Room Inside, High Ceilings, Open Floor Plan, High Speed Internet, Laundry Main Level, Laundry Upper Level, Laundry Room
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, Disposal, Dishwasher, Security System (Owned), Electric Water Heater, Solid Counter Tops, Private Garbage Service
Heating	Central, Wood Stove, Other
Cooling	One Central, Zoned, Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	2.0
Stories	2

Exterior

Exterior	Stone/Rock, Stucco
Roof	Metal
Construction	Pre-Owned
Foundation	Slab, Other

School Information

District	Comal
Elementary	Mountain Valley
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	July 19th, 2025
Days on Market	101

HOA Fees 0.00

Listing Details

Listing Agent Sterling Williams

Listing Office Real Broker, LLC

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