

# \$469,900 - 1216 Canyon Lake, Canyon Lake

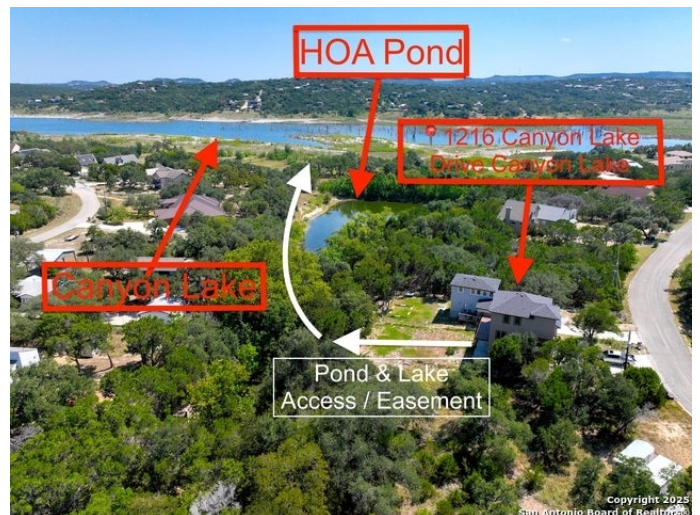
MLS® #1885974

**\$469,900**

3 Bedroom, 3.00 Bathroom, 1,672 sqft  
Residential on 0.17 Acres

Canyon Lake Hills, Canyon Lake, TX

Imagine living your best lake life every day! Welcome to 1216 Canyon Lake Dr. A Hidden Canyon Lake gem! Assumable low-rate mortgage for qualified buyers! This like new home backs up to a spring fed pond on private park land, shared between just a few homes, and it connects to Army Corps land- giving you **DIRECT ACCESS TO THE LAKE** from your own back yard! Enjoy hours of fishing or a nice scenic hike right to the beautiful clear blue waters of Canyon Lake. Making this the perfect vacation retreat! With 3-bedrooms and 2.5 baths, this home offers plenty of space and comfort. With an open Kitchen/living area and an office/flex room on the second story and all bedrooms on the third. The oversized 2 car garage includes a large storage closet and outside access to an expansive back patio. Enjoy a view of the lake and beautiful Hill Country views from the second story balcony, perfect for entertaining or just relaxing in a private atmosphere while enjoying Texas Lake life. Relax on the front balcony and watch the deer as they roam through the front yard or stand on your Master suite Juliet balcony and take in an even better lake view! An electric fireplace adds warmth and ambiance to the open living room/kitchen area. The kitchen features granite countertops, soft close cabinets and drawers, and a stovetop pot filler. Casement windows throughout the home and durable vinyl flooring make cleaning a breeze. Less than 1 mile from boat ramp 6 and close proximity to many great restaurants and



activities around Canyon Lake including tubing and concerts at White Water Ampitheater on the Horseshoe. Utilize neighborhood amenities such as a community pool, playground, and pavilion as well as tennis, basketball, and pickleball courts. Conveniently located on the South Side of the lake for easy access to nearby cities of New Braunfels and San Antonio. Do not hesitate.. come out and see all that this beautiful area of the Tx Hill Country has to offer! Schedule your visit today!

Built in 2022

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 1885974                |
| Price          | \$469,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,672                  |
| Acres          | 0.17                   |
| Year Built     | 2022                   |
| Type           | Residential            |
| Sub-Type       | Single Family Detached |
| Style          | 3 or More              |
| Status         | Active                 |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1216 Canyon Lake  |
| Area        | 2603              |
| Subdivision | Canyon Lake Hills |
| City        | Canyon Lake       |
| County      | Comal             |
| State       | TX                |
| Zip Code    | 78133             |

**Amenities**

|           |                                                                    |
|-----------|--------------------------------------------------------------------|
| Amenities | Pool, Tennis, Park/Playground, Sports Court, BBQ/Grill, Basketball |
|-----------|--------------------------------------------------------------------|

|               |                                    |
|---------------|------------------------------------|
|               | Court, Volleyball Court, Boat Ramp |
| Parking       | Two Car Garage, Attached           |
| Is Waterfront | Yes                                |
| Pool          | None                               |

### Interior

|                 |                                                                                                                                                                              |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior        | One Living Area, Liv/Din Combo, Island Kitchen, All Bedrooms Upstairs, High Ceilings, Open Floor Plan, High Speed Internet                                                   |
| Appliances      | Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Disposal, Dishwasher, Water Softener (owned), Electric Water Heater, Private Garbage Service |
| Heating         | Central                                                                                                                                                                      |
| Cooling         | One Central                                                                                                                                                                  |
| Fireplace       | Yes                                                                                                                                                                          |
| # of Fireplaces | 1                                                                                                                                                                            |
| Fireplaces      | One, Living Room, Glass/Enclosed Screen, Mock Fireplace                                                                                                                      |
| Stories         | 3+                                                                                                                                                                           |

### Exterior

|                 |                                             |
|-----------------|---------------------------------------------|
| Exterior        | Stucco                                      |
| Lot Description | On Waterfront, Water View, Pond /Stock Tank |
| Roof            | Composition                                 |
| Construction    | Pre-Owned                                   |
| Foundation      | Slab                                        |

### School Information

|            |                 |
|------------|-----------------|
| District   | Comal           |
| Elementary | STARTZVILLE     |
| Middle     | Mountain Valley |
| High       | Canyon Lake     |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 103             |
| HOA Fees       | 24.00           |
| HOA Fees Freq. | Annually        |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Agent  | Risa Saldana                   |
| Listing Office | Sullivan Hill Country Properti |

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