

\$549,000 - 310 Shayla, Canyon Lake

MLS® #1907215

\$549,000

3 Bedroom, 3.00 Bathroom,
Residential on 0.63 Acres

The Fairways at Canyon Lake, Canyon Lake,
TX

Welcome to Your Peaceful Retreat at the Fairways of Canyon Lake. In the heart of Canyon Lake's natural beauty, this home offers a perfect blend of tranquility, charm, & modern living. Breathtaking views and serene surroundings, you'll find peace whether stargazing under Texas skies or watching wildlife roam freely across your landscape. Outdoor enthusiasts will love the endless activities right at their doorstep. Comal Park, minutes away, is a local favorite offering boat ramps, picnic spots, playgrounds, sand volleyball, disc golf, and scenic walking trails. This meticulously designed home is on a private lot overlooking the greens of the golf course. The open-concept layout effortlessly combines the living room, kitchen, and dining space, making it perfect for both casual and formal gatherings. The centerpiece of the home is a spacious, island kitchen that boasts granite countertops, ample cabinetry, & a massive pantry with open shelving. Top-of-the-line Samsung appliances elevate the space. Upstairs, a versatile flex space awaits your imagination-whether it's a media room, office or hobby space. The primary bedroom offers a private retreat w/natural light and views of the surrounding nature. The spa-like ensuite bathroom features walk-in shower w/dual rain shower heads for ultimate relaxation, double vanities, & generously sized walk-in closet. Two additional bedrooms share a functional Jack-and-Jill bathroom, making it



a perfect setup for family or guests. Step outside to enjoy the covered patio that stretches across the back of the home, offering views of the wet-weather creek & abundant wildlife. In the front, the golf course greens provide a peaceful backdrop. This home is also conveniently located near New Braunfels, Gruene, San Antonio, & Austin. You'll have the best of both worlds-access to the vibrant city life while enjoying the calm & beauty of Canyon Lake living. Currently leased until 3/2026 but tenants willing to end lease early. Association Fee Includes: Common Area Maintenance, Cooling: Electric, Green Energy Efficient: Appliances, Interior Features: Double Vanity, Entrance Foyer, Granite Counters, Open Floorplan, Main Level Bedrooms: 3, Ownership Type: Fee Simple, Utilities: Above Ground Utilities, Sewer Not Available, View: Park/Greenbelt, Garden, Waterfront Features: Seasonal, Water Source: Public, Tax Rate: 1.47

Built in 2024

Essential Information

MLS® #	1907215
Price	\$549,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Acres	0.63
Year Built	2024
Type	Residential
Sub-Type	Single Family Detached
Style	Traditional
Status	Active

Community Information

Address	310 Shayla
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Area	3100
Subdivision	The Fairways at Canyon Lake
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	Boat Ramp
Parking	Two Car Garage
Pool	None

Interior

Interior	Island Kitchen, Breakfast Bar, Laundry Lower Level, Laundry Room, Walk in Closets
Appliances	Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Stove/Range, Refrigerator, Disposal, Dishwasher, Smoke Alarm, Garage Door Opener, Down Draft, Solid Counter Tops
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.5
Stories	1.5

Exterior

Exterior	Masonry/Steel, Rock/Stone Veneer
Lot Description	Partially Wooded, Creek, On Golf Course
Roof	Composition
Construction	New
Foundation	Slab

School Information

District	Comal
Elementary	Mountain Valley
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	September 12th, 2025
Days on Market	52

HOA Fees	200.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Laura Flores
Listing Office	Christie's Int'l Real Estate

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