\$549,000 - 310 Shayla, Canyon Lake

MLS® #1907215

\$549,000

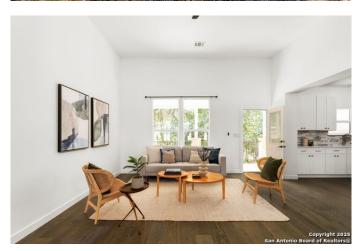
3 Bedroom, 3.00 Bathroom, Residential on 0.63 Acres

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

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

The data relating to real estate on this web site comes in part from the Internet Data Exchange program of LERA MLS®, and is updated as of November 3rd, 2025 at 4:52pm CST (date/time). IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.