

\$1,150,000 - 3140 Westview, Canyon Lake

MLS® #1907250

\$1,150,000

4 Bedroom, 5.00 Bathroom, 4,250 sqft

Residential on 0.39 Acres

CANYON LAKE FOREST, Canyon Lake, TX

Newly reconstructed and reimagined for lake life luxury, this four level showpiece delivers panoramic Canyon Lake views from multiple upper decks, including a dramatic rooftop terrace, and features a private pool and outdoor kitchen for effortless entertaining. The 4,250 sq ft contemporary layout centers on an open, light-filled main floor with an island kitchen, walk-in pantry, and generous living and dining spaces that spill outdoors. A residential elevator serves every level. The flexible plan provides four bedrooms, three full and two half baths, an upper level primary retreat with spa style bath, plus bonus spaces for media, office, or guests. Recent reconstruction modernized systems and finishes while preserving dramatic lake views and extensive deck space (270 vistas). The property sits on a nearly 0.39 acre corner lot with fenced yard, nearby boat ramp access, marinas, parks and more. Purpose built for lock and leave ease with smart storage and contemporary systems throughout - this home is Hill Country living at its most elevated.

Built in 1969

Essential Information

MLS® #	1907250
Price	\$1,150,000
Bedrooms	4
Bathrooms	5.00



Full Baths	3
Half Baths	2
Square Footage	4,250
Acres	0.39
Year Built	1969
Type	Residential
Sub-Type	Single Family Detached
Style	3 or More, Contemporary
Status	Active

Community Information

Address	3140 Westview
Area	2603
Subdivision	CANYON LAKE FOREST
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	Pool, Tennis, Clubhouse
Parking	One Car Garage
View	Canyon Lake
Has Pool	Yes
Pool	In Ground Pool

Interior

Interior	Two Living Area, Liv/Din Combo, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Walk-In Pantry, Utility Room Inside, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Room, Walk in Closets
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, Disposal, Dishwasher, Water Softener (owned), Smoke Alarm, Electric Water Heater, Garage Door Opener, Plumb for Water Softener, Solid Counter Tops, Custom Cabinets, Carbon Monoxide Detector, 2+ Water Heater Units, Private Garbage Service
Heating	2 Units
Cooling	Two Central
Fireplaces	Not Applicable
Stories	3+

Exterior

Exterior	Siding
Exterior Features	Patio Slab, Bar-B-Que Pit/Grill, Deck/Balcony, Privacy Fence, Double Pane Windows, Has Gutters
Lot Description	County Vlew, Water View, 1/4 - 1/2 Acre, Mature Trees (ext feat), Gently Rolling, Canyon Lake, Water Access
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	STARTZVILLE
Middle	Smithson Valley
High	Smithson Valley

Additional Information

Date Listed	September 12th, 2025
Days on Market	52
HOA Fees	75.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Inaky Strick
Listing Office	Kuper Sotheby's Int'l Realty

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