

\$755,000 - 8018 Canham Ranch, Garden Ridge

MLS® #1910477

\$755,000

3 Bedroom, 3.00 Bathroom, 2,632 sqft

Residential on 1.54 Acres

SEVEN HILLS RANCH, Garden Ridge, TX

Nestled in the gated Seven Hills Ranch subdivision of Garden Ranch, 8018 Canham Ranch offers serene Hill Country living on over 1.5 acres with mature oak trees and sweeping views. This single-story home features an open floor plan with a limestone fireplace in the living room, a designated enclosed study with glass French doors and transom lighting, and a gourmet kitchen with a center island, breakfast bar, built-in oven and microwave, and smooth top range. The primary suite boasts recessed lighting, a tray ceiling, outdoor access, and a luxurious en suite with dual sinks, a vanity area, soaking garden tub, walk-in shower, and dual walk-in closets with built-in shelving. Secondary bedrooms each include spacious walk-in closets and share a well-appointed adjoining bath. Additional highlights include a large laundry room with utility sink and extra cabinetry, a 3-car garage, a covered patio with built-in grill space, and an extra storage shed-all offering privacy, convenience, and easy access to shopping, dining, major highways, and Randolph AFB. Seller is offering owner financing.

Built in 2013

Essential Information

MLS® #	1910477
Price	\$755,000
Bedrooms	3



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,632
Acres	1.54
Year Built	2013
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Active

Community Information

Address	8018 Canham Ranch
Area	2612
Subdivision	SEVEN HILLS RANCH
City	Garden Ridge
County	Comal
State	TX
Zip Code	78266

Amenities

Amenities	Controlled Access
Parking	Attached
Pool	None

Interior

Interior	One Living Area, Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Breakfast Bar, Walk-In Pantry, Study/Library, Utility Room Inside, Secondary Bedroom Down, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, High Speed Internet, Laundry Main Level, Laundry Room, Walk in Closets
Appliances	Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Built-In Oven, Microwave Oven, Refrigerator, Disposal, Dishwasher, Water Softener (owned), Electric Water Heater, Garage Door Opener, Private Garbage Service
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room

# of Stories	1.0
Stories	1

Exterior

Exterior	Stone/Rock, Stucco
Exterior Features	Covered Patio, Storage Building/Shed, Has Gutters, Mature Trees
Lot Description	1 - 2 Acres
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Middle	Danville Middle School
High	Davenport

Additional Information

Date Listed	September 25th, 2025
Days on Market	35
HOA Fees	450.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Mark Lemmons
Listing Office	eXp Realty

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 October 30th, 2025 at 7:51pm CDT (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.