

\$439,000 - 306 Dietert Ln 103 &, Canyon Lake

MLS® #1911962

\$439,000

5 Bedroom, 6.00 Bathroom, 1,384 sqft
Condo/Townhome

Cedar Terrace, Canyon Lake, TX

Full Duplex Opportunity - 5 Beds, 5.5 Baths, Each with 1-Car Garage. This duplex, built in 1984, offers a combined total of 5 bedrooms and 5.5 baths across two units. Each side includes a one-car garage and has been updated for comfort and convenience. The HOA provides access to a pool and sports court, while also covering lawn maintenance, water, trash, and all exterior upkeep, including the roof, which was replaced in 2022. Unit 103 - This fully renovated 3-bedroom, 3.5-bath home offers 1,384 sq. ft. of living space across two stories, combining modern updates with low-maintenance living. As one side of a duplex, it can be sold separately, making it a flexible option for buyers. The interior features a bright and functional layout, with each bedroom offering its own private bath for comfort and convenience. A one-car garage adds storage and parking flexibility. Vacant and move-in ready, this condo-style home blends style and functionality in a desirable community. Unit 104 - This fully renovated 2-bedroom, 2.5-bath home offers 1,168 sq. ft. of living space across two stories, providing comfort and convenience in a condo-style setting. As one side of a duplex, it can be sold separately, making it a flexible opportunity for homeowners or investors. The layout features two bedrooms, each with its own private bath, along with a half bath on the main level for guests. Currently rented for \$1,300/month, this property offers excellent investment potential. This home is a versatile



option in a well-maintained community.

Built in 1984

Essential Information

MLS® #	1911962
Price	\$439,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	1,384
Year Built	1984
Type	Condo/Townhome
Sub-Type	Low-Rise (1-3 Stories)
Status	Active

Community Information

Address	306 Dietert Ln 103 &
Area	2603
Subdivision	Cedar Terrace
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	Pool, Sports Court
Has Pool	Yes

Interior

Interior Features	One Living Area, Living/Dining Combo, Breakfast Bar, Utility Area in Garage, All Bedrooms Upstairs, Cable TV Available, Laundry in Garage
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Microwave Oven, Stove/Range, Dishwasher, Smoke Alarm, Electric Water Heater
Heating	Central
Cooling	One Central
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
# of Stories	2.0
Stories	2

Exterior

Exterior	Brick, Siding
Exterior Features	Patio Slab, Deck/Balcony
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	STARTZVILLE
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	October 1st, 2025
Days on Market	34
HOA Fees	325.00
HOA Fees Freq.	Monthly

Listing Details

Listing Agent	Christopher Watters
Listing Office	Watters International Realty

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