

\$235,000 - 1009 Edgewater Falls, Canyon Lake

MLS® #1913498

\$235,000

1 Bedroom, 1.00 Bathroom, 300 sqft

Residential on 0.21 Acres

N/A, Canyon Lake, TX

Ready for your weekend getaway or have your own Air B&B with this turnkey cottage including all appliances (washer/dryer/refrigerator) . Queen sized built in bunkbeds that sleeps 4. Outdoor shower surrounded by approx. 14 mature Live Oaks for the beauty, shade & privacy. Walls & ceiling are fully insulated w/foam for efficiency. Currently unrestricted lot with a 300 sq ft cottage that is intended for an Air B&B. Has electric, water, and internet ran underground to 3 additional pad sites for 3 more cottages, which would make for a total of 4 cottages in the lot. The septic system is sized to accommodate the current cottage plus either 2 more cottages or a 2 bedroom house. The currently unrestricted lot can be used for a small business park if so desired. Minutes to Guadalupe River tubing, Whitewater Amphitheater, Canyon Lake, Historic Gruene, New Braunfels & lots of great Restaurants. Property backs to Yogi Bear's Jellystone Park & Resort that offers a water park, mini golf, shuttle service to the river & much more!

Built in 2023

Essential Information

MLS® #	1913498
Price	\$235,000
Bedrooms	1
Bathrooms	1.00



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Full Baths	1
Square Footage	300
Acres	0.21
Year Built	2023
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Contemporary
Status	Active

Community Information

Address	1009 Edgewater Falls
Area	2606
Subdivision	N/A
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	None
Parking	None/Not Applicable
Pool	None

Interior

Interior	One Living Area, 1st Floor Lvl/No Steps, Open Floor Plan, High Speed Internet, Laundry Main Level
Appliances	Washer Connection, Dryer Connection, Washer, Dryer, Stacked Washer/Dryer, Microwave Oven, Stove/Range, Refrigerator, Dishwasher, Electric Water Heater, Custom Cabinets, Private Garbage Service
Heating	Other
Cooling	Other
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	4 Sides Masonry, Cement Fiber
Exterior Features	Covered Patio, Partial Fence, Special Yard Lighting, Mature Trees, Wire Fence, Ranch Fence

Lot Description	Mature Trees (ext feat), Level
Roof	Metal
Construction	Pre-Owned

School Information

District	Comal
Elementary	Call District
Middle	Call District
High	Canyon Lake

Additional Information

Date Listed	September 18th, 2025
Days on Market	47
HOA Fees	0.00

Listing Details

Listing Agent	Kimberly Habermehl
Listing Office	Premier Town & Country Realty

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