

\$619,000 - 196 Watts, Canyon Lake

MLS® #1914151

\$619,000

5 Bedroom, 4.00 Bathroom, 3,486 sqft

Residential on 0.77 Acres

WOODLANDS, Canyon Lake, TX

****RARE NEW CONSTRUCTION **** Priced below county appraisal by \$100K-an excellent investment opportunity for personal use or STR income! Exceptional Hill Country Retreat! Stunning single-story home with attached two-story guest house-ideal for multi-generational living or short-term rental income. The main house offers 3 bedrooms, 2.5 baths, and the guest house includes 2 bedrooms, 1 bath, providing flexibility and privacy. Spanning approx. 3,500 sq. ft., this beautifully designed property features 14-ft ceilings, an oversized kitchen island, double laundry rooms, and extensive outdoor LED lighting. Enjoy breathtaking Hill Country views from the oversized second-story terrace. Set behind a private gate and 200 ft from the street, this home provides ample parking for RVs, boats, and multiple vehicles, plus an 8-ft garage door for oversized vehicles. TPO commercial roof. No HOA. 5 min to boat ramp and golf course. Canyon Lake is conveniently located between San Antonio/Austin and just down the road from New Braunfels!

Built in 2025

Essential Information

MLS® #	1914151
Price	\$619,000
Bedrooms	5
Bathrooms	4.00



Full Baths	3
Half Baths	1
Square Footage	3,486
Acres	0.77
Year Built	2025
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Active

Community Information

Address	196 Watts
Area	2603
Subdivision	WOODLANDS
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	None
Parking	Two Car Garage
Pool	None

Interior

Interior	Two Living Area, Liv/Din Combo, Island Kitchen, Walk-In Pantry, Open Floor Plan, Laundry Lower Level
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, Disposal, Dishwasher
Heating	Central
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	One, Living Room, Wood Burning
# of Stories	2.0
Stories	2

Exterior

Exterior	Cement Fiber
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Roof	Flat
Construction	New
Foundation	Slab

School Information

District	Comal
Elementary	STARTZVILLE
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	October 9th, 2025
Days on Market	25
HOA Fees	0.00

Listing Details

Listing Agent	Jennifer Galvez
Listing Office	Texas Premier Realty

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