

# \$1,499,999 - 1277 Janet Dr, Canyon Lake

MLS® #1709283

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**\$1,499,999**

3 Bedroom, 3.00 Bathroom, 2,952 sqft  
Residential on 0.80 Acres

Village West, Canyon Lake, TX

YES, this home has great waterfront for fishing & swimming, even during drought season! Come see to appreciate the INCREDIBLE selling price! If you have been searching for that waterfront home on Canyon Lake with unsurpassable views..this is it! Home boast beautiful updates throughout, making this Texas Hill Country gem move-in ready. Perfect for relaxing on your back porch with a cool beverage, watching beautiful sunsets or taking a walk down thoughtfully placed flagstone steps arriving at your lower, lakefront deck only steps away from the gorgeous aqua blue waters of Canyon Lake. Located in one of the most sought-after sections of the lake with incredible shoreline along with underwater plateaus providing a great area to put your lawn chair in the water and relax peacefully or gather up the floats and hang out in the clear waters with friends and family!. Don't miss this opportunity to own a little piece of heaven in Canyon Lake! Please call agent for reduction info.. Actual technical waterfront!



Built in 1970

## Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1709283
List Price	\$1,499,999
Sale Price	\$1,290,000
Sale Date	January 29th, 2024

Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,952
Acres	0.80
Year Built	1970
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Texas Hill Country
Status	Sold

### **Community Information**

Address	1277 Janet Dr
Subdivision	Village West
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133-5342

### **Amenities**

Amenities	Waterfront Access, Boat Dock, Boat Ramp, Clubhouse
Parking	Two Car Garage, Attached, Rear Entry
Is Waterfront	Yes
Pool	None

### **Interior**

Interior	One Living Area, Study/Library, Game Room, Utility Room Inside, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Room, Attic - Partially Floored, Attic - Pull Down Stairs, Breakfast Bar, Pull Down Storage
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Microwave Oven, Stove/Range, Disposal, Dishwasher, Smoke Alarm, Private Garbage Service, Water Softener (owned), Solid Counter Tops
Heating	Central, 2 Units
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Stone/Rock/Brick, Wood Burning
# of Stories	2

Stories	2
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## **Exterior**

Exterior	Brick
Exterior Features	Covered Patio, Chain Link Fence, Deck/Balcony, Gazebo, Has Gutters, Mature Trees, Water Front Unimproved, Wrought Iron Fence
Lot Description	1/2-1 Acre, Canyon Lake, County View, Lakefront, Level, Mature Trees (ext feat), Other Water Access - See Remarks, Partially Wooded, Sloping, Unimproved Water Front, Water View, Water Access, On Waterfront
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

## **School Information**

District	Comal ISD
Elementary	Call District
Middle	Call District
High	Canyon Lake