

# \$1,095,000 - 1930 Valley Dr, Canyon Lake

MLS® #1723354

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## \$1,095,000

3 Bedroom, 3.00 Bathroom, 2,325 sqft  
Residential on 0.47 Acres

Rivers Edge, Canyon Lake, TX

Located on the 7-mile stretch known as The Trophy Trout Waters of the Guadalupe River, between Canyon Lake Dam and The Horseshoe, this property is absolutely stunning! Currently an active AirBNB, people from all over the country come here to fish for trophy trout, reel in 30-pound Stripers, float, relax and celebrate on the 80' of private river frontage. Just a couple of miles from Whitewater Amphitheater and the concerts that bring life to Canyon Lake, this home is also only a quick trip into Gruene and all of the sweet little restaurants that have taken over the area. Just steps away from the river, with a view of the river as soon as you walk in the front door, this is what you're looking for. And for those of you worried about flooding, per current owners and prior owners, the house has never flooded, and the FEMA maps show this home is not in flood zone. Short-term rental, permanent river home, family retreat, or your own private weekend getaway, the options are endless!



Built in 1977

## Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1723354
List Price	\$1,095,000
Sale Price	\$1,025,000
Sale Date	March 1st, 2024

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,325
Acres	0.47
Year Built	1977
Type	Residential
Sub-Type	Single Family Detached
Style	One Story
Status	Sold

### **Community Information**

Address	1930 Valley Dr
Subdivision	Rivers Edge
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133-4134

### **Amenities**

Amenities	None
Parking	Two Car Garage, Attached, Oversized
Is Waterfront	Yes
Pool	None

### **Interior**

Interior	One Living Area, All Bedrooms Downstairs, Breakfast Bar, Eat-In Kitchen, Liv/Din Combo, Laundry Main Level, Laundry Room, Open Floor Plan, Study/Library, Utility Room Inside, Walk in Closets, Walk-In Pantry
Appliances	Dryer Connection, Washer Connection
Heating	Central
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, One
# of Stories	1
Stories	1

## **Exterior**

Exterior	4 Sides Masonry, Stone/Rock
Exterior Features	Water Front Improved, Wire Fence
Lot Description	1/2-1 Acre, Guadalupe River, Improved Water Front, Mature Trees (ext feat), Partially Wooded, Riverfront, Secluded, Water View, On Waterfront
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

## **School Information**

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