

\$1,499,999 - 1277 Janet Drive, Canyon Lake

MLS® #3289285

\$1,499,999

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

Canyon Lake Village West 2, 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! Please call agent for reduction info. Actual technical waterfront!



Built in 1970

Essential Information

ListingFeed	abor_vow
MLS® #	3289285
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 Residence
Status	Closed

Community Information

Address	1277 Janet Drive
Subdivision	Canyon Lake Village West 2
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Other, Phone Available, Sewer Available, Water Connected
Features	Fishing
Parking	Attached Carport, Attached, Covered, Driveway, Electric Gate, Garage, Paved, Garage Faces Rear
# of Garages	2
View	Hills, Lake, Panoramic, Water
Is Waterfront	Yes
Waterfront	Lake Front, Waterfront, Boat Ramp/Lift Access

Interior

Interior	Carpet, Laminate, Stone, Tile
Appliances	Dishwasher, Electric Oven, Electric Range, Electric Water Heater, Disposal, Water Softener Owned
Heating	Central, Electric, Fireplace(s)
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Boat Ramp, Private Yard
Lot Description	Gentle Sloping, Level, Moderate Trees, Native Plants, Views
Windows	Blinds, Double Pane Windows
Roof	Metal
Construction	Brick, Stone
Foundation	Slab

School Information

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