

# \$1,850 - 1143 Brook Valley Drive, Canyon Lake

MLS® #549626

**\$1,850**

2 Bedroom, 2.00 Bathroom, 945 sqft  
Residential Lease on 1.21 Acres

Tanglewood Shores, Canyon Lake, Texas

Potters Creek TREEHOUSE.... at least it feels that way. VERY modern 2 bdr/ 1.5 bath Conex Box/Steel Frame Home FOR RENT . Very UNIQUE, open and airy...especially the 2nd floor. Less than 1.5 miles to Canyon Lake. Miles and Miles of Hill Country Views. Ground floor is a Conex Box - Bedroom Suite that includes bedroom, 3/4 bath (shower instead of tub), washer/dryer and sitting area(or 2nd Bedroom) with 2 moveable closets. Upstairs is open with lots of windows and includes: eat-in dining nook, kitchen with stainless steel appliances and granite counters, kitchen island and living area with 1/2 bath. All open. NOTE: Steep exterior stairs and Spiral staircase inside. Owner is LREB. 6 mos or more lease to qualified tenants. 1 car carport that doubles as outside covered deck with picnic table. On 1.2 + acres on seasonal Potters Creek. Lots of area to run/play.

Built in 2023

## Essential Information

MLS® #	549626
Price	\$1,850
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	945
Acres	1.21



Year Built	2023
Type	Residential Lease
Sub-Type	Single Family
Style	Contemporary/Modern, Modular/Prefab, Other
Status	Active

### **Community Information**

Address	1143 Brook Valley Drive
Subdivision	Tanglewood Shores
City	Canyon Lake
County	Comal
State	Texas
Zip Code	78133

### **Amenities**

Utilities	Electricity Available, High Speed Internet Available, Other, Phone Available, See Remarks, Trash Collection Private, Fiber Optic Available, Underground Utilities
Features	Playground, Park, Community Pool
Parking Spaces	1
Parking	Attached Carport
View	Hills, Other, Creek/Stream, Seasonal View, Waterfront
Is Waterfront	Yes
Waterfront	Other, See Remarks

### **Interior**

Interior	Laminate
Appliances	Dryer, Dishwasher, Electric Cooktop, Microwave, Oven, Plumbed For Ice Maker, Refrigerator, Range Hood, Tankless Water Heater, Washer, Some Electric Appliances
Heating	Central, Electric, Heat Pump
Cooling	Central Air, 1 Unit, Heat Pump
Fireplaces	None
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Covered Patio, Deck, Porch, Security Lighting
Windows	Double Pane Windows, Window Treatments

Roof	Metal
Construction	Metal Siding, Frame, Metal Frame, Other, See Remarks, Spray Foam Insulation, Steel Frame
Foundation	Pillar/Post/Pier

### **School Information**

District	Comal ISD
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### **Additional Information**

Date Listed	July 3rd, 2024
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Days on Market	22
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### **Listing Details**

Listing Office	Saxet Realty, Inc
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