

\$275,000 - 701 Luehlfig Drive, Canyon Lake

MLS® #445316

\$275,000

2 Bedroom, 2.00 Bathroom, 1,020 sqft
Residential on 0.31 Acres

Oaks 2 The, Canyon Lake, Texas

Come and enjoy lake life at this charming cottage! Whether it's a weekend getaway or making the lake your home...this property has everything you need...open floor plan, large kitchen, split bedrooms, tranquil setting, fenced back yard and even a "Man Cave/She Shed" ready to make your own. Plenty of room to park your boat or RV at the property. Neighborhood has a pool and amazing lake front park for picnics and launching your SUP, kayak, canoe or jetskis! Home has a new roof and comes with a home warranty. LOW taxes and great COMAL ISD schools. Property is close to Boat Ramps; 2,3,4 & 5, Whitewater Amphitheater, Guadalupe River and great dining.

Built in 1968

Essential Information

MLS® #	445316
Price	\$275,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,020
Acres	0.31
Year Built	1968
Type	Residential
Sub-Type	Single Family
Style	Traditional



Status	Pending
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Community Information

Address	701 Luehlhing Drive
Subdivision	Oaks 2 The
City	Canyon Lake
County	Comal
State	Texas
Zip Code	78133

Amenities

Utilities	Cable Available, Electricity Available, High Speed Internet Available, Phone Available
Features	Park, Community Pool
# of Garages	2
View	Water

Interior

Interior	Wood, Carpet, Ceramic Tile, Linoleum
Interior Features	Ceiling Fan(s), Pantry, Pull Down Attic Stairs, Tub Shower
Appliances	Electric Cooktop, Electric Water Heater, Some Electric Appliances, Cooktop, Built-In Oven, Oven, Plumbed For Ice Maker, Water Heater, Water Softener Owned
Heating	Central, Electric
Fireplaces	None
# of Stories	1
Stories	One

Exterior

Exterior Features	Storage
Lot Description	80x171
Roof	Composition, Shingle
Construction	Masonry, Fiber Cement
Foundation	Slab

School Information

District	Comal ISD
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Additional Information

Date Listed	July 13th, 2021
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Days on Market	52
HOA Fees	150.00
HOA Fees Freq.	Annually

Listing Details

Listing Office	Fathom Realty, LLC - Schertz
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