

\$315,000 - 627 Hummingbird Hill, Canyon Lake

MLS® #449210

\$315,000

3 Bedroom, 2.00 Bathroom, 1,424 sqft
Residential on 0.15 Acres

Canyon Lake Hills, Canyon Lake, Texas

Home was completed in 2020. Never lived in but purchased recently from the builder by out of state owner. Open concept living at its best. Three bedroom, two bath with large utility room and large pantry. Private covered patio behind home for easy outdoor cooking. Tankless water heater provides instant hot water to all of home. Small but easy to maintain yard. Two car INSULATED garage with space for extra storage. Close to boat ramp in Canyon Lake Hills. Development has pool, courts, boat ramps (2), and park

Built in 2020

Essential Information

MLS® #	449210
Price	\$315,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,424
Acres	0.15
Year Built	2020
Type	Residential
Sub-Type	Single Family
Style	Hill Country, Ranch
Status	Pending

Community Information

Address 627 Hummingbird Hill



Subdivision	Canyon Lake Hills
City	Canyon Lake
County	Comal
State	Texas
Zip Code	78133

Amenities

Utilities	Cable Available, Electricity Available, High Speed Internet Available, Phone Available, Propane
Features	Barbecue, Basketball Court, Boat Facilities, Clubhouse, Community Pool, Park, Tennis Courts
Parking	Door-Single, Garage, Garage Faces Front, Oversized
# of Garages	2
View	None, Water Access
Waterfront	Boat Ramp/Lift Access

Interior

Interior	Ceramic Tile
Interior Features	Attic, Ceiling Fan(s), Entrance Foyer, Living/Dining Room, Open Floorplan, Pantry, Pull Down Attic Stairs, Separate Shower, Tub Shower
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Plumbed For Ice Maker, Propane Water Heater, Refrigerator, Some Electric Appliances, Tankless Water Heater, Water Heater
Heating	Central, Propane
Cooling	Electric, 1 Unit
Fireplaces	None
# of Stories	1
Stories	One

Exterior

Exterior Features	Covered Patio, Porch, Propane Tank - Owned
Lot Description	50X13
Roof	Composition, Shingle
Construction	Masonry, Stucco
Foundation	Slab

School Information

District	Comal ISD
Elementary	Startzville
Middle	Mountain Valley Middle School

High Canyon Lake High School

Additional Information

Date Listed	August 19th, 2021
Days on Market	21
HOA Fees	24.00
HOA Fees Freq.	Annually

Listing Details

Listing Office	Keller Williams Heritage Canyo
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