

# \$425,000 - 306 Assiniboia Drive, Canyon Lake

MLS® #449733

## \$425,000

3 Bedroom, 2.00 Bathroom, 1,555 sqft  
Residential on 2.57 Acres

Clearwater Estates 1, Canyon Lake, Texas

NEW AC, NEW ROOF, NEW WINDOWS, NEW CABINETS AND APPLIANCES!! This home is on 2.5 acres and has been updated to impress! Come check out the BEAUTIFUL xeriscaping this property has to offer. Secluded backyard is ready for you to add your hot tub and hook up your RV! About 1 mile away from Jacobs Creek and boat ramp #17. Grocery and dining conveniently close by! Schedule your appointment ASAP, or join us for our OPEN HOUSE on Saturday 09/11/2021 from 12-2pm.

Built in 1996

## Essential Information

MLS® #	449733
Price	\$425,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,555
Acres	2.57
Year Built	1996
Type	Residential
Sub-Type	Single Family
Style	Hill Country
Status	Active

## Community Information

Address	306 Assiniboia Drive
Subdivision	Clearwater Estates 1



City	Canyon Lake
County	Comal
State	Texas
Zip Code	78133

### **Amenities**

Features	None
# of Garages	2
View	Trees/Woods

### **Interior**

Interior	Concrete, Painted/Stained
Interior Features	Ceiling Fan(s), Double Vanity, Pull Down Attic Stairs, Separate Shower, Breakfast Area, Pantry, Separate/Formal Dining Room, Tub Shower
Appliances	Dishwasher, Electric Range, Refrigerator, Microwave, Other, See Remarks
Heating	Electric, Fireplace(s)
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Covered Patio, Porch, Deck, Patio, Private Yard, Water Feature
Roof	Composition, Shingle
Construction	Brick
Foundation	Slab

### **School Information**

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

Date Listed	August 25th, 2021
HOA Fees	0.00
HOA Fees Freq.	Annually

### **Listing Details**

Listing Office	Sullivan Hill Country Properties
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