

\$499,000 - 2115 Comfort, Canyon Lake

MLS® #449990

\$499,000

3 Bedroom, 3.00 Bathroom, 2,533 sqft
Residential on 0.66 Acres

Canyon Lake Hills 1, Canyon Lake, Texas

BAM...YOUR LAKE HOUSE!! Big Windows - Amazing Views! Recently Remodeled UNIQUE 3 Bed/3 Bath on TWO LOTS- but wait 3rd LOT Option Avail (\$50K). All 3 lots total almost an acre, steps from Boat Ramp #6! Custom Kitchen Countertops, Smoked Stainless Appliances, Fireplace, Tile & NEW Wood Floors in Living/Kitchen Area upstairs, Wrap Around Deck (appx 1,000sqft). Mature Trees, Boat Parking, 2-Car Detached Garage, SHE Shed & BIG HE Workshop! COME & SEE!

Built in 1974

Essential Information

| | |
|----------------|---------------|
| MLS® # | 449990 |
| Price | \$499,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,533 |
| Acres | 0.66 |
| Year Built | 1974 |
| Type | Residential |
| Sub-Type | Single Family |
| Style | Other |
| Status | Pending |

Community Information

Address 2115 Comfort



| | |
|-------------|---------------------|
| Subdivision | Canyon Lake Hills 1 |
| City | Canyon Lake |
| County | Comal |
| State | Texas |
| Zip Code | 78133 |

Amenities

| | |
|----------------|--|
| Utilities | Electricity Available, Phone Available |
| Features | Barbecue, Boat Facilities, Playground, Park, Basketball Court, Clubhouse, Community Pool, Sport Court(s) |
| Parking Spaces | 1 |
| # of Garages | 2 |
| View | None |

Interior

| | |
|-------------------|---|
| Interior | Carpet, Laminate, Ceramic Tile, Hardwood |
| Interior Features | Ceiling Fan(s), Carbon Monoxide Detector, Separate/Formal Dining Room, Separate Shower, Tub Shower, Breakfast Area, Kitchen Island, Entrance Foyer, Jetted Tub, Living/Dining Room, Recessed Lighting |
| Appliances | Dishwasher, Electric Range, Electric Water Heater, Disposal, Refrigerator, Range Hood, Some Electric Appliances, Microwave, Range, Convection Oven, Vented Exhaust Fan |
| Heating | Central, Electric, Fireplace(s), Multiple Heating Units |
| Fireplace | Yes |
| Fireplaces | Stone, Wood Burning, Fire Pit, Great Room, Raised Hearth |
| # of Stories | 2 |
| Stories | Two |

Exterior

| | |
|-------------------|---|
| Exterior Features | Deck, Patio, Rain Gutters, Storage, Awning(s), Fire Pit, Play Structure, Private Yard |
| Roof | Composition, Shingle |
| Construction | Board & Batten Siding |
| Foundation | Pillar/Post/Pier, Slab |

School Information

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|------------|-------------------------------|
| District | Comal ISD |
| Elementary | Startzville |
| Middle | Mountain Valley Middle School |
| High | Canyon Lake High School |

Additional Information

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|----------------|-------------------|
| Date Listed | August 27th, 2021 |
| Days on Market | 13 |
| HOA Fees | 24.00 |
| HOA Fees Freq. | Annually |

Listing Details

| | |
|----------------|-----------------|
| Listing Office | Congress Realty |
|----------------|-----------------|

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