

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

MLS® #1545833

\$275,000

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

THE OAKS, Canyon Lake, TX

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® #	1545833
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 Detached
Style	One Story, Traditional



Status	Pending
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Community Information

Address	701 Luehlfig Dr
Subdivision	THE OAKS
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	Lake/River Park, Park/Playground, Pool, Waterfront Access
Parking	Two Car Garage
Pool	None

Interior

Interior	One Living Area, Liv/Din Combo, Breakfast Bar, Open Floor Plan, Cable TV Available, Attic - Access only, Laundry in Garage, Telephone
Appliances	Ceiling Fans, Washer Connection, Built-In Oven, Chandelier, Cook Top, Dryer Connection, Electric Water Heater, Garage Door Opener, Water Softener (owned), Smooth Cooktop
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1
Stories	1

Exterior

Exterior	4 Sides Masonry, Cement Fiber
Exterior Features	Mature Trees, Chain Link Fence, Deck/Balcony, Storage Building/Shed
Lot Description	1/4 - 1/2 Acre
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal ISD
Elementary	STARTZVILLE
Middle	Mountain Valley
High	Canyon Lake

Listing Details

Listing Office Fathom Realty LLC

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