



\$300,000.00

**634 FLATROCK DR, CANYON LAKE, TX 78133, USA**

<https://test.houston-re.com>



Great property with great potential. On a 15000 sq ft lot this home could be a wonderful investment as the Guadalupe River is just a few blocks away. The property has great potential. home has an addition to it and garage was converted into a guest quarters with its own entrace and full bath. The [...]

---

**Rooms & Units Description**



**Property title:** 634 Flatrock Canyon Lake Texas 78133

**Room Description:** 1 Living Area,Breakfast Room,Den,Formal Dining,Home Office/Study,Quarters/Guest House,Utility Room in House

**Bed Room Description:** All Bedrooms Down

**Photo Count:** 13

**Original List Price:** 300000.00

**Room Count:** 3

**Beds Max:** 3

**Master Bath Desc:** Secondary Bath(s): Double Sinks,Secondary Bath(s): Soaking Tub

**HOA Mandatory:** 1

**Key Map:** 1

Property Details

**Parcel Number:** 15765

**Style:** Traditional

**Price Sq Ft List:** 115.38

**Acres Description:** 1/4 Up to 1/2 Acre

**Stories:** 1

**Lot Description:** Cleared,Subdivision Lot

**List Type:** Exclusive Right to Sell/Lease

**Acres:** 0.3444

**Dwelling Type:** Free Standing

**Restrictions:** Unknown, Unknown

Property Features

**Roof:** Composition

**Heat System:** Other Heating

**Water Sewer:** Other Water/Sewer,Septic Tank

**Foundation:** Slab

**Cool System:** Window Units

**Siding:** Brick,Wood

Fees & Taxes

**Tax Rate:** 1.6834

**Tax Year:** 2023

**Fee Other Amount:** 100

**Tax Amount:** 4529

**Fee Other:** 1

Basics



---

## Location Details

Area: 83

School District: 141 - Comal

School Elementary: STARTZVILLE  
ELEMENTARY SCHOOL

School High: CANYON LAKE HIGH  
SCHOOL

State: Texas

City: Canyon Lake

County Or Parish: Comal

Directions: FM 2673 to Canyon Springs Dr. to Left  
on Burr Oak, then right on Flatrock. Drive by only

School Middle: MOUNTAIN VALLEY MIDDLE  
SCHOOL

Subdivision: Canyon Spgs Resort 3

Zip: 78133

---

## Miscellaneous

Annual Maint Desc: Mandatory

Disclosures: Other Disclosures

Finance Available: Cash  
Sale,Conventional,Investor

DOM: 8

Realist Block: Unknown

Exemptions: Homestead,,,,Senior,

Legal: CANYON SPRINGS RESORT 3, BLOCK  
39, LOT 16-17

---

## Courtesy of

List Office Name: Platinum 1 Properties, LLC

