



2270 Connie Drive Features List:

Waterfront & Exterior

- True waterfront property overlooking Canyon Lake with expansive, unobstructed lake views
- Direct access toward the lake from the lower level of the property
- Concrete driveway with partial gutters for low-maintenance exterior upkeep
- Durable metal roof designed for long-term performance
- Prewired exterior camera system and speakers
- Stone and rock retaining walls throughout the grounds
- Mature trees providing shade, privacy, and a natural Hill Country setting
- Fully fenced backyard and fenced lower lake-level area

Upper Deck & Outdoor Living

- Partially covered upper deck with wood plank flooring
- Elevated vantage point with sweeping views of Canyon Lake
- Wrought iron railing for safety and architectural appeal
- Stair access leading down to the lower deck and patio

Lower Patio & Grounds

- Covered lower patio with stone flooring
- Serene outdoor space overlooking Canyon Lake
- Gravel trail providing access to the water
- Boat or RV cover for additional parking and storage
- Large storage shed for lake and outdoor equipment

Interior

- Completely renovated in 2018 with extensive updates throughout
- Luxury vinyl plank flooring and tile throughout the home
- Recessed lighting throughout creating a bright and inviting atmosphere
- Stunning lake views from every room of the house
- Large sliding glass doors throughout connecting indoor and outdoor living spaces in each room

Dining Area

- Large sliding glass doors leading to the back deck
- Statement chandelier anchoring the dining space
- Scenic lake views providing a beautiful backdrop



2270 Connie Drive Features List:

Living & Dining Areas

- Two distinct living areas, with one located on the upper level and one on the lower level
- Both living areas feature wood-burning fireplaces with stone surround, raised hearth/ledge, and wood mantel
- Ceiling fan and recessed lighting for year-round comfort
- Large sliding glass doors in both spaces opening to the backyard
- Stunning lake views from both living areas
- Open-concept layout ideal for entertaining

Kitchen

- Quartz countertops with ample workspace
- Drop-in sink positioned below a large kitchen window
- Tile backsplash
- Under-cabinet lighting for task and accent lighting
- Built-in microwave
- Electric stove/range (replaced in 2023)
- Dedicated refrigerator cutout
- Dishwasher and garbage disposal
- Abundant cabinet storage throughout
- Counter seating with upgraded fixtures above

Primary Suite

- Located on the main/upper level of the home
- Ceiling fan and generous natural light
- Lake views with direct outdoor access
- En-suite bathroom featuring:
 - Tile flooring
 - Walk-in shower
 - Double vanity with recessed vanity lighting
 - Built-in storage cabinetry
 - Closet located within the bathroom
 - Attic access through the primary bath

Bedroom 2 & 3

- Located on the lower level featuring ceiling fans and ample natural light
- Large sliding glass doors with direct outdoor access
- Full bathroom in each room with:
 - Tile flooring
 - Shower/tub combination
 - Single vanity with recessed vanity lighting
 - Storage closet



2270 Connie Drive Features List:

Garage & Utility

- Two-car garage
- Dedicated utility room
- Recessed lighting
- Attic access
- Washer and dryer located in the garage with cabinetry above

Systems & Utilities

- Two HVAC systems (both replaced within the last 5 years)
- Electric water heater (downstairs)
- Water softener (downstairs)
- Septic system





STANDARD FLOOD INSURANCE QUOTE

PO Box 2057, Kalispell, MT, 59903

Texas Farmers Insurance

Company

<https://www.farmers.com/>

(888) 391-2810

Date	Type	Quote Number	Effective Date	Expiration Date	Waiting Period
02-25-2026	Regular Program	TMP260225526906	03-27-2026	03-27-2027	Standard - 30 Day Wait

Insured Name(s)	Mailing Address and Phone	Property Address	Agency Name, Address, and Phone
LAKEFRONT CUSTOMER	2270 Connie Dr, Canyon Lake, TX, 78133	2270 Connie Dr, Canyon Lake, TX, 78133	DERRICK BACON INSURANCE AGENCY INC 9862 LORENE LN STE 104, San Antonio, TX, 78216
Home Phone: (210) 495-1300		Agency Email: dbacon@farmersagent.com	
Work Phone:		Agency Phone Number: 2104951300	
Email: dbacon@farmersagent.com		Agent Name: DERRICK BACON INSURANCE AGENCY INC	

**** QUOTE ONLY, NOT AN APPLICATION ****

Quoted Coverage

COVERAGE	LIMIT	DEDUCTIBLE	
Building	\$ 250,000.00	\$ 5,000.00	\$ 1,233.00
Contents	\$ 0.00	\$ 0.00	
			Total Annual Payment
			Includes Premium, Discounts, Fees, and Surcharges

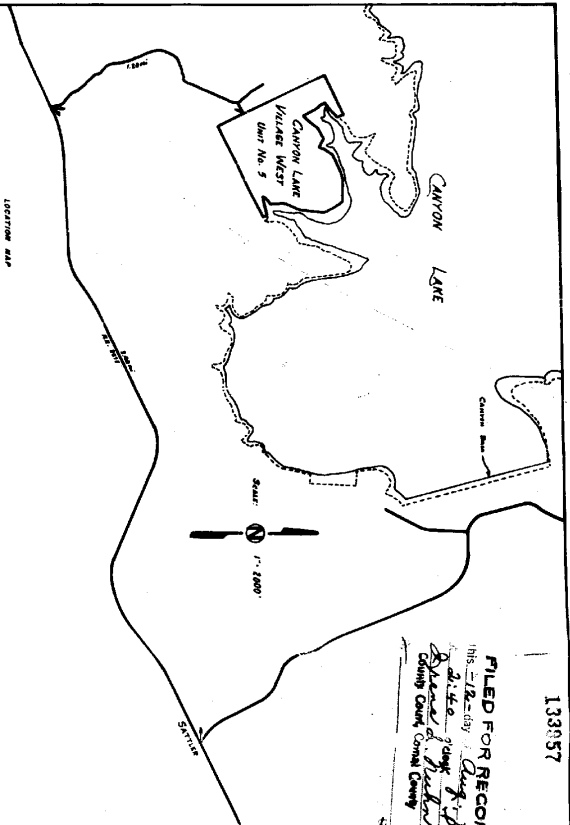
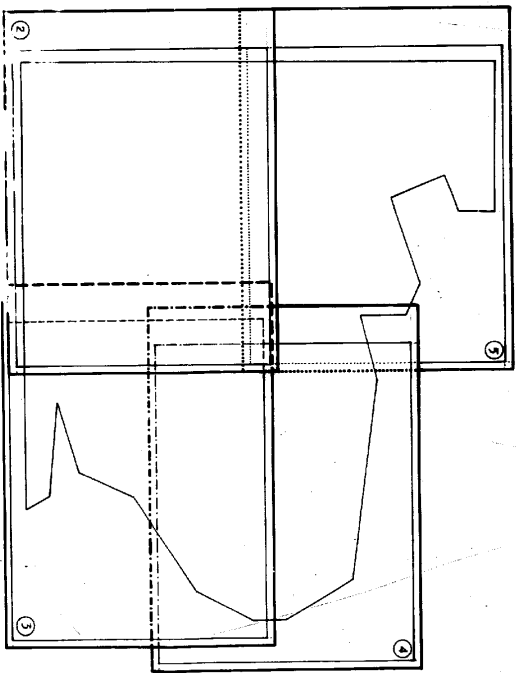
Premium Calculations

COMPONENTS OF THE TOTAL	QUOTED PREMIUM
Building Premium:	\$ 778.00
Content Premium:	\$ 0.00
Increased Cost of Compliance (ICC) Premium:	\$ 15.00
Mitigation Discount:	\$ 0.00
Community Rating System Reduction:	\$ 0.00
Full Risk Premium:	\$ 793.00
Annual Increase Cap Discount:	\$ 0.00
Newly Mapped Discount:	\$ 0.00
Other Statutory Discount:	\$ 0.00
Pre-Firm Discount:	\$ 0.00
Discounted Premium:	\$ 793.00
Reserve Fund Assessment:	\$ 143.00
HFIAA Surcharge:	\$ 250.00
Federal Policy Fee:	\$ 47.00
Probation Surcharge:	\$ 0.00
Total Quoted Premium	\$ 1,233.00



133957

FILED FOR RECORD
THIS - 12 - day of Aug. 1974
at the County Clerk's Office
of Comal County, Texas



CANYON LAKE VILLAGE WEST UNIT NO. 5

A SUBDIVISION OF 186.06 ACRES IN COMAL COUNTY, TEXAS, BEING
124.42 ACRES OUT OF RUSK TRANSPORTATION SURVEY, ABSTRACT
NO. 509, AND 61.64 ACRES OUT OF LOUIS LUEHLING SURVEY,
ABSTRACT NO. 962.

STATE OF TEXAS: I, JAMES L. RUSK, COUNTY CLERK OF COMAL COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED LAND IS THE SAME AS THAT DESCRIBED IN ABSTRACT NO. 509, RUSK TRANSPORTATION SURVEY, AND ABSTRACT NO. 962, LOUIS LUEHLING SURVEY, BOTH OF WHICH ARE ON FILE IN THE PUBLIC RECORDS OF THIS COUNTY, TEXAS.

Tom A. Rusk
JAMES L. RUSK, COUNTY CLERK
COMAL COUNTY, TEXAS

STATE OF TEXAS: I, JAMES L. RUSK, COUNTY CLERK OF COMAL COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED LAND IS THE SAME AS THAT DESCRIBED IN ABSTRACT NO. 509, RUSK TRANSPORTATION SURVEY, AND ABSTRACT NO. 962, LOUIS LUEHLING SURVEY, BOTH OF WHICH ARE ON FILE IN THE PUBLIC RECORDS OF THIS COUNTY, TEXAS.

James L. Rusk
JAMES L. RUSK, COUNTY CLERK
COMAL COUNTY, TEXAS

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James L. Rusk
JAMES L. RUSK, COUNTY CLERK
COMAL COUNTY, TEXAS

FILED FOR RECORD THIS 12th DAY OF Aug., 1974, AT 2:15 P.M.
AT THE COUNTY CLERK'S OFFICE
OF COMAL COUNTY, TEXAS

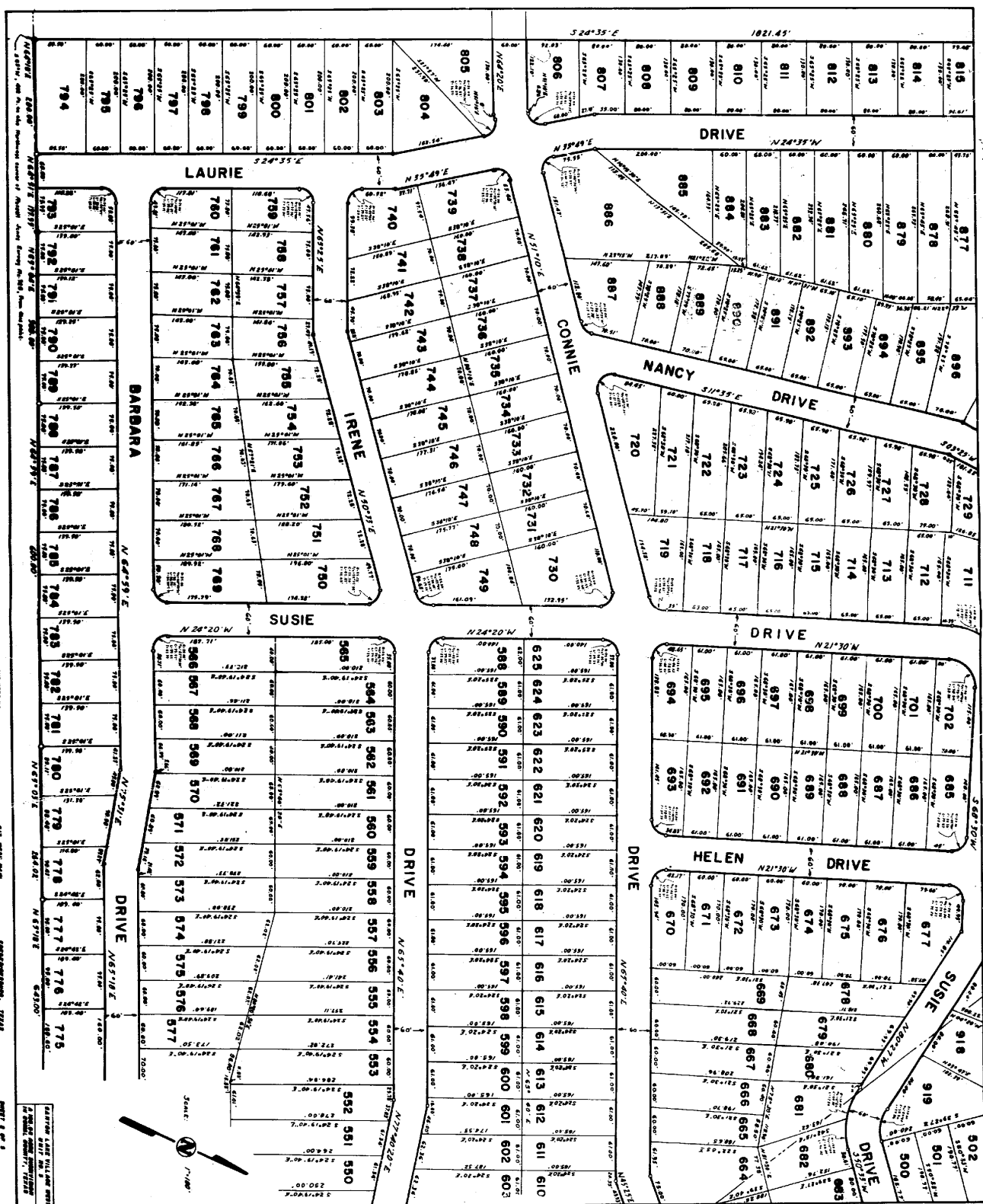
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JAMES L. RUSK, COUNTY CLERK
COMAL COUNTY, TEXAS

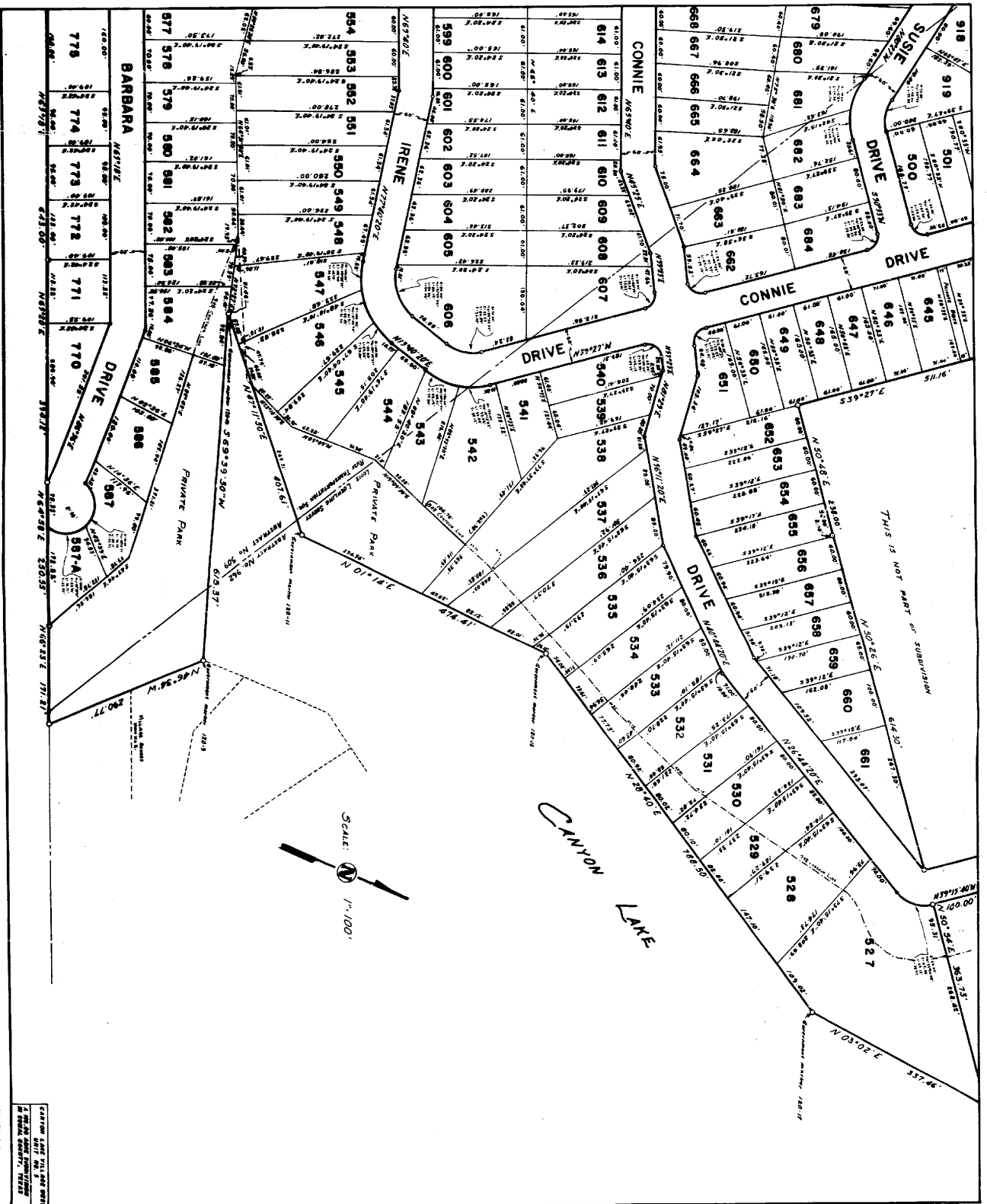
ASSISTANT CLERK

911 WEST 8th

WAXAHATCHIE TEXAS

UNIT 1 OF 5





CANYON LAKE, TEXAS
A. B. BROWN, JR.
1955

