



Read this first. One sheet to help you write an offer and answer your buyer's questions about this lake-view home on three lots that has been run as a furnished short-term rental. Everything here comes from the seller's documents and public records. Please verify anything that matters to your buyer, and read the Seller's Disclosure Notice in the documents.

Listing agent	Yitzchak Pierson , Broker Associate, eXp Realty LLC (512) 749-6532 · yitzchakpierson@gmail.com
Seller	Unlocked Properties LLC, Series 3 (Texas LLC). The owner is a licensed Texas real estate agent.

THE PROPERTY

Address	1464 Lakeside Dr W, Canyon Lake, TX 78133 (Comal County)
Legal	Canyon Springs Resort 4, Block 41, Lots 4, 14 (NE 1/2) and 15
Land	0.606 acre on one survey. Three platted lots and three tax accounts, sold together. The home is on Lot 15.
Built	1980, two stories, composition roof
Living area	3,516 sq ft per the 2022 appraisal. Please verify measurements.
Bedrooms	4 plus a study. One bedroom has a hanging rack rather than a closet; please confirm how your buyer's lender counts bedrooms.
Baths	3 full

Garage	Attached 3-car (35 x 28) plus a 21 x 29 workshop/game room
Parking	Circle drive, electric gate on the back driveway (there is also a front driveway), detached 660 sq ft carport on Lot 4 for boat or RV storage
Outdoor	Balcony, deck, outdoor kitchen, 8 ft fence around the back yard
Inside	Wine bar in one living room, wet bar in the other, 3 wood-burning fireplaces (both living rooms and the primary bedroom), furnished
View	Lake, marina and Hill Country. Not waterfront.
Flood zone	X (FEMA panel 48091C0095F)
Schools	Comal ISD (verify zoning with the district)

TAX ACCOUNTS, HOA AND UTILITIES

Tax accounts	All three are part of the sale: 16056 (Lot 15, the house), 16055 (Lot 14 NE 1/2) and 375372 (Lot 4, with the carport). Total 2026 appraisal district value \$959,480.
Rate	1.4998% total (Comal County, Lateral Road, Comal ISD, ESD 2 and ESD 3). No city tax. About \$14,400 a year at the 2026 values; your buyer's taxes will depend on their own exemptions and later reappraisal.

HOA	Canyon Springs Resort Property Owners Association, mandatory, \$18 a year. Clubhouse, pool and park; Boat Ramp 8 is the water access. Please confirm fees and any rules with the POA.
Water / sewer	Water service through Aqua. Septic , no public sewer. A buyer's septic inspection is recommended.
Heat / cool	Electric. 2 central A/C systems, 2 heat units, a mini split in the bunk room. 2 electric water heaters.

Rental use, what conveys and offers

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SHORT-TERM RENTAL USE

- The home is **currently operated as a furnished short-term rental**.
- **Guests may be in the home on some dates.** Showings are by appointment through ShowingTime, and the guest dates are blocked. Please ask the listing agent if a closing or possession date could overlap a booking.
- **If your buyer plans to rent it,** please verify the POA's rules, Comal County short-term rental permit requirements, the W.O.R.D. permit and lodging tax requirements before closing. The seller makes no promise about future rental use.

WHAT CONVEYS, WHAT DOES NOT, AND WHAT IS SOLD SEPARATELY

Conveys with the sale

- The home and all three lots (all three tax accounts)
- **All furnishings and household contents, at no additional charge,** except the items listed at right. They are not priced into the sale: a buyer who wants them removed may remove them, but **the price will not be reduced.**
- Appliances, fixtures, the outdoor kitchen and the hot tub, as is

Does not convey

- Anything in the owner's closet
- The painting in the primary bedroom
- The TV console, and the gray table and chairs, in the second living room (the one with the wet bar)
- The boat and boat accessories

Sold separately

- 26 ft 2021 tritoon with a Honda 250 motor, by a separate agreement; boat accessories are not included in the home sale. Ask the listing agent for details.
- The rental business (listing accounts, reviews, website, phone and direct-booking contacts): to be discussed, not part of the home price

DOCUMENTS (ASK THE LISTING AGENT, OR FIND THEM IN THE MLS)

- Seller's Disclosure Notice (TXR-1406)
- Information About On-Site Sewer Facility (TXR-1407)
- Groundwater and surface water rights notice
- Floor plan (two levels)
- Survey (0.606 acre) and T-47 affidavit
- Canyon Springs POA rules and regulations; HOA information
- Rental income statements and the booking calendar, on request through the listing agent with the seller's approval

MAKING AN OFFER

Submit to	Yitzchak Pierson, yitzchakpierson@gmail.com, (512) 749-6532. Please call with questions.
Seller on the contract	Unlocked Properties LLC, Series 3. Two managers sign for the company, Kristi Fox Satsky and Jody Satsky, electronically.
Property	List all three lots (Block 41, Lots 4, 14 NE 1/2 and 15) and all three tax accounts (16055, 16056 and 375372), and the personal property that conveys at no additional charge. Attach a separate agreement if your buyer wants the boat.
Title	Preferred title company: First American Title, New Braunfels. Title will ask for the LLC's company documents; the listing agent can provide them.
Disclosure	The seller is a licensed Texas real estate agent.
Wire safety	Never trust wiring instructions sent by email. Confirm by phone with a verified number.

This sheet is a convenience for buyer's agents. It is not an appraisal and not a substitute for the Seller's Disclosure, inspections, a survey, title review or the buyer's own due diligence. Information comes from the seller, county records and the seller's documents and is believed reliable but not guaranteed. Prepared October 27, 2026 and updated October 29, 2026 by Yitzchak Pierson, Broker Associate at eXp Realty LLC. Ask for the latest version.