

393 Nancy Drive – “The Story”

peace·ful 1). free from disturbance; tranquil 2). 393 Nancy Drive.

393 Nancy Drive most definitely defines peaceful. Security, serenity and seclusion best describe the nature preserve-like surroundings of this waterfront property. Wildlife sightings include whitetail deer, turkey, cranes, herons, raccoons and even the elusive gray fox. Village West residents enjoy the benefit of minimal HOA dues and no city property tax.

Relaxation sets in as you enter through your private gate. The tree tunneled front yard welcomes you to this semi-wooded 1+ acre waterfront lot. This 4 bedroom 2.5 bath lake home was constructed with the highest quality materials, masterful engineering, highest efficiencies and beautiful appointments throughout. The dry stack fireplace flanked by low profile picture windows and views of the clear cold water cove greet you upon entry. The kitchen boasts granite countertops, custom cabinetry and an eat-in bar top. The side pantry offers ample space for all of your cooking needs. This open floor plan provides a high vaulted ceiling in the living room, a spacious dining room and a half bath. The garage allows for plenty of space for 2 vehicles and storage. 3 bedrooms and 2 full baths are situated on the 2nd level. The guest bedroom provides for a private balcony.

Step out onto the covered patio where grilling and chilling is a must. The large freshly painted deck offers a perfect place to catch some Texas rays. Situated on a bluff allows one to enjoy the private cove setting from the lake house. The asphalt drive leads you to a fire pit area. From there the slightly sloped path allows for easy access into the deep water cove. Store your canoes and kayaks under the century oak trees. The shoreline is perfect for fishing, picnicking or just enjoying the Texas wildlife. Launch your motorized watercraft in one of several nearby boat ramps. Throughout the property are a variety of mature trees such as the Texas Oak, Live Oak, Red Oak, Texas Juniper and Mountain Laurel.

For an additional nominal fee you can enjoy the community amenity center. A pool, playground, sports court and clubhouse await the Village West residents. Only a short drive to plenty of shopping, restaurants, hospitals, golf courses and entertainment. Visit the Whitewater Amphitheater, Canyon Lake state parks, The Guadalupe River, San Antonio, San Marcos and Austin. Close proximity are the quaint historic towns of New Braunfels, Gruene, Spring Branch and Bulverde. Whether you make it your homestead, vacation retreat or short term rental seclusion, privacy and just plain better living await you at 393 Nancy Drive.