

\$142,000 - 2339 Triple Peak Drive, Canyon Lake

MLS® #1790299S

\$142,000

Bedroom, Bathroom, 10,720 sqft

Land / Farm on 0.25 Acres

TRIPLE PEAK RANCH, Canyon Lake, TX

Discover Your Dream Property with Stunning Water & Mountain Views! Welcome to 2339 Triple Peak Dr, a hidden gem in the heart of Canyon Lake, TX! This 0.2461-acre lot offers breathtaking blue water views & serene mountain vistas, making it the perfect canvas for your dream home or investment property.

Key Features: Acreage: 0.2461 Square Feet: 10,720.00 Dimensions: 85.00 ft across, 137.80 ft deep Endless Possibilities:

Imagine a place that fits all your needs-be it a short-term rental, a cozy winter retreat, a family vacation home, or your forever residence. The nearby Boat Ramp One ensures easy access to Canyon Lake's pristine waters, perfect for kayaking, paddleboarding, boating, jet skiing, and fishing. Adventure awaits with the underwater city caves and scenic hiking trails.

Community Perks: Nestled in the First Mountain Trail neighborhood, residents enjoy exclusive access to two hiking trails with panoramic lake and hill views. The south trail begins at the end of Old Triple Peak Drive, while the challenging north trail starts near 1820 Triple Peak Drive. Both trails are reserved for recreational use during daylight hours and offer a unique way to experience the natural beauty of the area. Lake Access: Paid members can take advantage of the 60-foot easement at the end of Meckel Drive, providing a private gateway to the lake. Follow the posted rules, navigate the rugged terrain carefully, and enjoy the serene waterfront.



Access to the gate is provided annually through the community newsletter. Canyon Lake Village Amenities: For a small non-resident fee, gain access to a top-notch community pool and clubhouse perched on a 200-foot cliff overlooking the lake. Annual fees are \$40.00, with an optional pool membership fee of \$150.00. Ready to Build: We have floor plans available for this lot, making it easier than ever to bring your vision to life while preserving the big oaks on the property. Explore Canyon Lake: Canyon Lake: Perfect for boating, fishing, and sunbathing. Comal Park: Family-friendly with picnic spots and a sandy beach. Guadalupe River: Ideal for tubing, kayaking, and riverside picnics. Overlook Park: Offers breathtaking views of the lake and dam. Heritage Museum: Dive into local history and discover dinosaur tracks. Whitewater Amphitheater: Catch live music and vibrant performances. Cranes Mill Marina: Rent a boat or enjoy a serene fishing trip. Canyon Lake Gorge: Explore guided tours showcasing geological wonders. Landa Park: Mini-golf, paddle boats, and nature trails. Wineries and Breweries: Enjoy local flavors with nearby visits. Don't miss this rare opportunity to own a slice of paradise in Canyon Lake. Schedule a viewing & start your journey to Hill Country living!

Essential Information

MLS® #	1790299S
Price	\$142,000
Square Footage	10,720
Acres	0.25
Type	Land / Farm
Sub-Type	Residential Lot
Status	Active

Community Information

Address	2339 Triple Peak Drive
Area	2603
Subdivision	TRIPLE PEAK RANCH
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	Lake
Utilities	None

Exterior

Lot Description	Undeveloped
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School Information

District	Comal
Elementary	STARTZVILLE
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	July 4th, 2024
Days on Market	460
Zoning	RESIDENTIAL