

\$89,000 - 617 Lexington Pass, Canyon Lake

MLS® #1799902S

\$89,000

Bedroom, Bathroom,
Land / Farm on 0.26 Acres

SCENIC HEIGHTS 2, Canyon Lake, TX

Discover the potential of this .26-acre lot in Canyon Lake, perfect for building your dream home or vacation retreat. With no city taxes, this property offers an attractive investment opportunity. Whether you envision a cozy getaway or a permanent residence, this lot offers the ideal setting to bring your vision to life. In addition, The renderings were done by the seller. The provided rendering shows 1,900 square feet of living space with an additional 750 square feet of patio and balcony space. Depending on selections, specifications, and the final proposal, this floor plan could range between \$495K and \$545K. The seller is willing to make adjustments if needed. Lots 607 Lexington and 617 Lexington will need to be sold together.



Essential Information

MLS® #	1799902S
Price	\$89,000
Acres	0.26
Type	Land / Farm
Sub-Type	Residential Lot and Acreage
Status	Active

Water Feature/View

View	Canyon Lake
Water Body	Canyon Lake

Community Information

Address	617 Lexington Pass
Area	2603
Subdivision	SCENIC HEIGHTS 2
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	Fishing, Lake, Lake/River Park
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	August 9th, 2024
Days on Market	333
Zoning	RESIDENTIAL