

\$249,995 - 1764 Demi John Bend, Canyon Lake

MLS® #1821912S

\$249,995

Bedroom, Bathroom,
Land / Farm on 2.01 Acres

PARADISE ON THE GUADALUPE, Canyon
Lake, TX

You can see the potential of this expensive property located in the beautiful Paradise on the Guadalupe subdivision in Canyon Lake, Texas. This large lot is perched on Demi John Bend Rd. (outside the main gate) and offers an amazing elevated view of the surrounding hills and community. Google Maps shows a path /driveway through the property -- it's not a county road. The county road is paved and in front of the property. Nestled in a serene setting, this parcel offers some "shoulders" that provide ample space for your custom dream home. The lot has been cleared to take advantage of the view, and a driveway has been created for access. Other building spots are available as well. Trees on the road frontage have been untouched to provide extra privacy. Enjoy the natural beauty and tranquility of the surroundings, including private community, Guadalupe River, and Canyon Lake access. With easy access to nearby amenities and recreational opportunities, this prime location provides a unique opportunity to build your dream home in a sought-after master-planned development. Don't miss out on this exceptional piece of land.



Essential Information

MLS® #	1821912S
Price	\$249,995

Acres	2.01
Type	Land / Farm
Sub-Type	Residential Lot
Status	Active

Community Information

Address	1764 Demi John Bend
Area	2603
Subdivision	PARADISE ON THE GUADALUPE
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	None
Utilities	Electric, Telephone, Cable TV

Exterior

Lot Description	Other
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School Information

District	Comal
Elementary	Bill Brown
Middle	Smithson Valley
High	Smithson Valley

Additional Information

Date Listed	November 7th, 2024
Days on Market	243
Zoning	RES