

\$194,900 - 1770 Paradise Parkway, Canyon Lake

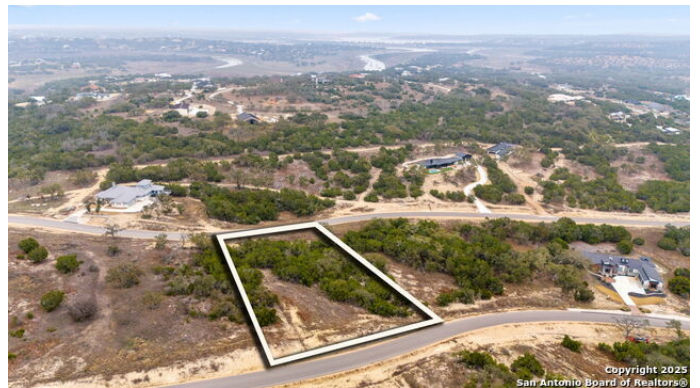
MLS® #1840786S

\$194,900

Bedroom, Bathroom,
Land / Farm on 1.20 Acres

PARADISE ON THE GUADALUPE, Canyon
Lake, TX

Build Your Dream Home on 1.2 Acres in Paradise on the Guadalupe Nestled in the exclusive, gated community of Paradise on the Guadalupe, this stunning 1.2-acre lot offers the perfect canvas for your custom dream home. With sweeping views of the Texas Hill Country, this lot provides a tranquil, private setting to create a peaceful retreat. Enjoy the serenity of nature and take advantage of the abundance of outdoor amenities, including a riverfront park, scenic hiking trails, biking paths, and a variety of water activities such as swimming, fishing, and kayaking. Residents can gather at the river lounge, featuring a kitchen and bar, or enjoy the pavilion for dancing and socializing. For live entertainment and community events, an amphitheater by the river provides the perfect setting. The 93-acre development also boasts a private gated entrance, ensuring both security and exclusivity for all who call this place home. For lot 27 -the gentle terrain and mature trees provide ample space for your ideal design, whether you're envisioning a luxurious modern home, or a charming hill country ranch styled home. The upscale, secure community ensures peace of mind, while still offering easy access to the vibrant culture and activities that make this area so sought-after. Seize this rare opportunity to build in one of the Hill Country's most desirable locations, where beauty and convenience combine. Ready to break ground, the property is primed for your



vision and will undoubtedly become the perfect place to make a home. Don't miss out on your slice of Paradise.

Essential Information

MLS® #	1840786S
Price	\$194,900
Acres	1.20
Type	Land / Farm
Sub-Type	Residential Lot and Acreage
Status	Active

Community Information

Address	1770 Paradise Parkway
Area	2603
Subdivision	PARADISE ON THE GUADALUPE
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	Fishing, Clubhouse, Stream/River, Jogging Trails, Bike Trails, BBQ/Grill, Lake/River Park, Controlled Access
Utilities	Water System, Electric, Telephone, Cable TV, Well Allowed

Exterior

Lot Description	Wooded, Partial Cleared
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School Information

District	Comal
Elementary	Bill Brown
Middle	Smithson Valley
High	Smithson Valley

Additional Information

Date Listed	February 7th, 2025
Days on Market	246

Zoning RESIDENTIAL

Gated Community Yes