# **\$129,000 - 6595 Chimney Rock, Canyon Lake**

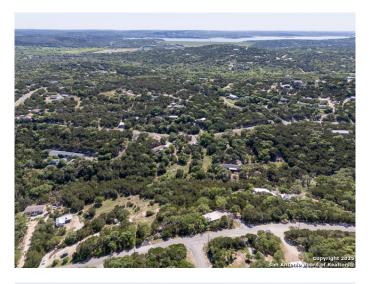
MLS® #1860261S

## \$129,000

Bedroom, Bathroom, 1,216 sqft Land / Farm on 1.26 Acres

Emerald Valley, Canyon Lake, TX

Priced to sell! No HOA or building restrictions! Why start with an unimproved property when you can enjoy the tranquility of your own improved private homesite nestled deep in the hills near Canyon Lake for the same price? Over 1.25 acres with a brand-new asphalt driveway winding though a tree-lined path to the pad that INCLUDES UTILITIES: electric, city water, and a recently updated aerobic septic system already in place! Bring in your own manufactured or tiny home or even fifth-wheel, then finish out the space to suit your needs. Features a seasonal creek at the bottom of the property. Financing options include cash, conventional, or Texas Vets. Just minutes from Canyon Lake dam and Whitewater Amphitheater, don't miss out!







#### **Essential Information**

MLS® # 1860261S Price \$129,000

Square Footage 1,216 Acres 1.26

Type Land / Farm

Sub-Type Residential Lot and Acreage

Status Active

### Water Feature/View

View Canyon Lake Water Body Canyon Lake

# **Community Information**

Address 6595 Chimney Rock

Area 2607

Subdivision Emerald Valley
City Canyon Lake

County Comal

State TX

Zip Code 78133

### **Amenities**

Amenities Seasonal Creek, Other - See Remarks
Utilities Water System, Electric, Sewer System

### **Exterior**

Lot Description Improved, Partial Cleared

## **School Information**

District Comal

Elementary Mountain Valley
Middle Mountain Valley
High Canyon Lake

# **Additional Information**

Date Listed April 22nd, 2025

Days on Market 146

Zoning NONE