

\$599,000 - 913 Blueridge Vw, Canyon Lake

MLS® #1878458S

\$599,000

Bedroom, Bathroom,
Land / Farm on 1.87 Acres

PARADISE ON THE GUADALUPE, Canyon
Lake, TX

This is more than just land, this is where your vision, lifestyle, and luxury come together in breathtaking harmony. An extraordinary opportunity awaits to own 1.88 acres of pristine Canyon Lake paradise, where the Guadalupe River flows right in YOUR backyard. No back neighbors with endless panoramic views stretch as far as the eye can see. For those wanting even more space and exclusivity, there is the option to combine this lot (113) with adjacent lots 114 and 115, for a total of 5.64 acres. Plus you have the flexibility to choose your own builder to make this a truly customizable lifestyle opportunity. Located on a quiet cul-de-sac in one of the area's most exclusive gated communities set among multi-million dollar homes. Savor serene sunsets and the natural beauty of the Texas Hill Country every single day, right from your backyard. Residents enjoy access to over 93 acres of private riverfront parks, a nearby wildlife preserve, and activities like kayaking, tubing, fishing, hiking, and biking. The Paradise River Lounge, a one of a kind amenity features a resident only clubhouse with kitchen, bar, and gathering space for events or watching the game. Enjoy peace of mind with a new fire department station just 13 minutes away and a fire hydrant located within 20 feet of the homesite. Utilities include the option to install a private water well with the property requiring a septic system. Opportunities like this don't come often and



once it's gone, it's gone. Secure your legacy today.

Essential Information

MLS® #	1878458S
Price	\$599,000
Acres	1.87
Type	Land / Farm
Sub-Type	Residential Lot
Status	Active

Water Feature/View

Is Waterfront	Yes
---------------	-----

Community Information

Address	913 Blueridge Vw
Area	2603
Subdivision	PARADISE ON THE GUADALUPE
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	BBQ/Grill, Controlled Access, Playground/Park, Water Front Access
Utilities	Electric, Telephone, Water System, Well Allowed

Exterior

Lot Description	Partial Cleared
-----------------	-----------------

School Information

District	Comal
Elementary	Bill Brown
Middle	Smithson Valley
High	Smithson Valley

Additional Information

Date Listed	June 24th, 2025
-------------	-----------------

Days on Market	62
Zoning	RESIDENTIAL
Gated Community	Yes